

Development Management Policies and Land Allocations

Draft Local Plan for Lancaster District

Part A Development Management DPD – Draft Preferred Option (Advanced Draft)



**Shaping
a better future**



**Shaping
better development**



**Shaping
a better economy**



**Shaping
the urban future**



**Shaping
a greener future**



**Shaping
a sustainable future**



**Shaping
the rural future**

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1 Glossary

1.1 This Glossary provides terms and references which will be of use whilst reading this document, the terms included within this Glossary supplement and compliment the definitions found within Annex 2 of the National Planning Policy Framework (NPPF). The Glossary provided below does not seek to replace terms described within the NPPF and therefore this Glossary should be read in conjunction with the NPPF.

Adoption - The point at which the final agreed version of a document formally comes into use by the Council.

Affordable Homes Programme - The Affordable Homes Programme 2011-15 (AHP) aims to increase the supply of new affordable homes in England. It is managed by the Homes and Communities Agency. The majority of the new programme will be made available as Affordable Rent with some for affordable home ownership, supported housing and in some circumstances, social rent.

Affordable Housing Viability Study - A study that tested the circumstances in which the district's housing market can deliver various levels of affordable housing by examining the influence of a range of affordable housing proportions and thresholds on viability.

Air Quality Management Area (AQMA) - Are areas which suffer from significant levels of air pollution, these are primarily found within town centre locations or industrial areas. To counter the issues of poor air quality, management plans are prepared by the local authority to address these issues and lower pollution levels. In Lancaster District there are three AQMA's at Lancaster Town Centre, Galgate and Central Carnforth where the main sources of air pollution arising from high levels of traffic and congestion.

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity can all be considered as an amenity asset.

Annual Monitoring Report (AMR) - Is a document produced on an annual basis to report on the progress in the preparation of *local development documents* and how successful the implementation of policies has been.

Area Action Plan (AAP) - Is a *Development Plan Document* which relates to a specific area or place/ Lancaster City Council is currently preparing an AAP which relates to the regeneration of Central Morecambe.

Area of Outstanding Natural Beauty (AONB) - Are areas which have been specially designated and protected because of their landscape and environmental importance, there are two AONB's in the District at Arnside / Silverdale and the Forest of Bowland.

BRE Environmental Assessment Method (BREEAM) - Is a voluntary measurement rating for green buildings that was established in this country by the Building Research Establishment (BRE).

Biodiversity - The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.

Biodiversity Action Plans (BAPs) - Are recognised programmes that address the protection and restoration of threatened species and habitats. These are prepared on a sub-regional basis and a BAP is in place for the Lancashire area.

Biological Heritage Site (BHS) - Is a designation made by Lancashire County Council which identifies valuable local habitats such as ancient woodland, species rich grassland and peat bogs. Many of these sites provide habitats for rare and threatened plants and animals.

Brownfield - Also referred to as *Previously Developed Land (PDL)*. The regeneration of these sites is recognised as a priority within the local plan system although challenged within the current economic climate.

Caravan Development - Includes the creation / extension or adaptation of land which is used for the purposes of accommodating both static or touring caravans, the legislative definition can also include chalets which are used for temporary periods for leisure uses. This can also include development which is ancillary to the purpose of using caravans, including toilet blocks, laundry and shower blocks and other associated infrastructure.

Civic Space - Are public spaces located in central and accessible locations which can help shape a sense of place and be a focal point for the community.

Communities - Are a group of social interacting people, this interaction may be due to the close proximity of where people live (i.e. within neighbourhoods) or groups of people that share the same common interests or values.

Community Infrastructure Levy (CIL) - Is a method of developers financially contributing toward the improvements to physical infrastructure. This will supplement the financial sums requested from Section 106 which make development proposals achievable and deliverable. The levy will include an action plan which will set out priorities on how the money collected will be spent and a charging schedule setting out the charges for differing types of development in different places.

Comparison Shopping - Relate to items not obtained on a frequent basis, these include footwear, household and recreational goods

Concealed households - Family units or single adults living within 'host' households.

Conservation Area - An area which has been designated for its special architectural and / or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience Shopping - Relate to everyday essential items, including confectionery, food, drinks, newspapers and magazines.

Core Strategy - This is the key document within the local planning system, the document sets out strategic policy guidance on future development requirements and policy issues. Lancaster City Council adopted their Core Strategy in the summer of 2008.

Development Plan Document (DPD) - Are spatial planning documents which are prepared by the local authority. They sit below the *Core Strategy* in strategic importance but remain subject to public consultation and independent Inquiry. Both the Development Management document and Land Allocations documents are classified as Development Plan Documents.

Discounted market housing - Homes sold at a discounted price with the level of discount differing from scheme to scheme depending on house prices in the different locations, and according to eligibility criteria agreed between the council and the developer.

Enabling Development - Is development that may be unacceptable in planning terms but the fact that it would bring public benefits provides exceptional circumstances to justify it being carried out. Such an example could relate to securing the long term future of a Listed Building or other important heritage asset.

Equalities Impact Assessment (EqIA) - Is an assessment that understands the implications to a variety and cross-section of the District's community from the preparation of a development plan policy or allocation.

Extra Care Housing - Housing designed with the needs of older people in mind and with varying levels of care and support available on site. People who live in Extra Care housing have their own self contained homes and benefit from communal facilities being available. Properties can be rented, owned or part owned/ part rented.

Flood Risk Assessments (FRA) - Are assessments which identify risks to a site / premises from flooding, these assessments are required on proposals which are of a particular size or in a particular location.

Fuel poverty - Fuel poverty is determined when a home cannot be heated to a comfortable level by utilising 10% or less of the household's income. This means that choices must be made between warmth and other essentials. Fuel poverty can contribute to excess winter deaths, cold-related illnesses, high health care costs, and deteriorating housing conditions.

Green Belt - Is land which has been protected from development which could constitute urban sprawl by keeping land permanently open. There is one area of Green Belt in the Lancaster District, separating the urban conurbation of Lancaster from the settlements of Bolton-le-Sands, Slyne, Hest Bank and Carnforth to the North.

Greenfield - Is land which has not been previously developed on, greenfield land is characterised by open countryside and agricultural land.

Gypsies and travellers - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulation Assessment (HRA) - Sometimes referred to as 'Appropriate Assessment'. This assesses the impacts of development proposals / policies on Natura 2000 sites (these are *Special Areas of Conservation* and *Special Protection Areas*). Each Development Plan Document is required to undertake such an assessment including this Development Management DPD and some planning applications.

Health Impact Assessment (HIA) - Is an assessment that understands the implications to health arising from the preparation of a development plan policy or allocation.

Homes and Communities Agency - The national housing and regeneration agency for England. Provides investment for new affordable housing and to improve existing social housing, as well as for regenerating land.

Houses in Multiple Occupation (HMOs) - **A property is an HMO if it is let as a main or only home to at least three tenants, who form more than one household and who share a kitchen, bathroom or toilet.** A household consists of either a single person or members of the same family who live together, including people who are married or living together, people in same-sex relationships, relatives who are living together, and certain live-in domestic staff. An HMO can be an entire house, flat or converted building or a bedsit, shared houses, a households with a lodger, a purpose-built HMOs, a hostel, a guesthouses, bed and breakfast accommodation for homeless people, or types of self-contained flats converted from houses.

Housing Needs and Demand Survey - The Council's current evidence base on many homes are needed, (market and affordable), and the type and size of homes required. The survey was carried out in 2011 by David Couttie Associates.

Infrastructure - Is in planning terms the physical structures that are required for a community to operate and be sustainable in the long term. Infrastructure typically refers to matters such as roads, water supply, sewers, electricity and other social elements such as education, recreation and health facilities.

Infrastructure Delivery Plan (IDP) - deals with the need for new infrastructure, setting out current and future needs for projects such as new schools, road improvements, improvements to open space and improvements to utilities infrastructure such as water mains or sewers. The aim of the IDP is to give a clear indication of infrastructure pressures and how new development will have to assist in mitigating or alleviating these pressures.

Key Services - In a rural context key services include a Post Office, basic shop, primary school, and bus stop.

Key Workers - Essential public sector workers such as nurses, teachers and social workers.

Landscape Character Assessment - An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land-use and human settlement.

Leisure Facilities - Are attractions and places which can encourage people from both within and outside the district to visit for recreational purposes. Such attractions can take a variety of forms for example the history of district and the local natural environment.

Lifetime Homes Standard - Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from young children to older people and those with temporary or permanent physical or sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households.

Local Housing Need - The housing requirements of existing and concealed households living with Lancaster District as evidenced in the 2011 Housing Needs and Demand Survey and other appropriate evidence.

Localism - Is a term used by the current Government to encourage local people and communities to take more ownership in local issues. In terms of planning playing a greater role in shaping the future for their own communities through the preparation of *Neighbourhood Plans*.

Local Development Documents - This is the collective terms for *Development Plan Documents*, including the *Core Strategy*, *Development Management DPD*, *Land Allocations DPD*, *Area Action Plans*, *Proposals Maps* and *Supplementary Planning Documents*.

Local Development Scheme (LDS) - A document which sets out the council's programme and timescales for preparing and *Local Development Documents* (excluding *Supplementary Planning Documents*).

Local Services - These are the range of services that help to enhance the sustainability of an area. In a rural context local services are those other than Key Services, and might include access to healthcare facilities (GP, pharmacy, prescription service), access to education (nursery / creche, secondary school) local businesses (grocer, butcher, baker, restaurant, café), access to mobility support, community facilities (village hall, meeting house, church hall, public house), and access to sports facilities.

Local Transport Plan (LTP) - Is prepared by the relevant highways authority for the area, in Lancaster District's case this is Lancashire County Council. The LTP sets out how transportation links, both private and public can be protected and improved through enhancements and maintenance to the existing networks.

Local / Neighbourhood Centre - These include a range of small shops serving a small catchment area. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub post office and a pharmacy. Other facilities could include hot-food takeaway and laundrette. In rural areas, large villages may perform the role of a local centre.

Low cost market housing - See Discounted market housing.

Major Development - This consists of 10 or more dwellings or more than 1000sqm of floorspace on one site. The full definition is provided in 'The Town and County Planning (General Development Procedure) Order 1995 (as amended).

Market housing - Private housing for rent or for sale, where the price is set in the open market.

National Planning Policy Framework (NPPF) - Is a document that is currently being prepared by the Government which will ultimately replace all other National Planning Policy, including *Planning Policy Guidance* notes and *Planning Policy Statements*. It is hoped that one single document that provides a more concise guidance for local authorities and developers. Consultation on a draft NPPF took place in 2011 and a finalised version of this document is expected in due course.

Neighbourhood Planning - In light of the Localism agenda, neighbourhood plans can be prepared by local communities, particularly Parish Councils, which can promote and have a greater say on where development should be located in their communities.

Night-Time Economy - Activities which happen within town centre locations after 5pm (the end of the normal working day), such activities will predominantly be leisure orientated and may involve uses such as restaurants, the Arts, bars and cafes.

Planning Policy Guidance (PPGs) - Have provided National Planning Guidance on particular planning topics or issues. In some cases PPGs have been superseded by *Planning Policy Statements* which themselves have been superseded by the *National Planning Policy Framework*.

Planning Policy Statements (PPSs) - As with *Planning Policy Guidance*, these are documents which provide guidance on particular planning topics or issues. The *National Planning Policy Framework* superseded PPSs in March 2012.

Proposals Map - This will accompany the Land Allocations DPD and will provide a visual aid to identify where land has been allocated for development, or where land has been protected because of its environmental, social or economic value.

Public Realm - Are areas of public space which can contribute to the visual amenity of a locality and can form a meeting space for the community. This can be in a urban or rural location.

Regional Spatial Strategies (RSSs) - Prepared by the former regional government agencies (in the case of this region 4NW or North West Regional Assembly). Regional Spatial Strategies provided planning guidance at a regional level and set a series of development targets for each local authority area. Following a change in Government in 2009 a decision was taken to abolish regional government agencies (including 4NW) and Regional Spatial Strategies - relying on a more local approach to planning through the local plan system. RSS documents at this time do still have limited validity as the move to abolish them moves through the courts, this process is now reaching its conclusions. The evidence base work that underpinned the strategy will remain valid until the information it contains becomes out of date.

Regionally Important Geological Sites (RIGS) - These are locally designated sites which are of importance for their geodiversity (geology and geomorphology)

Registered provider of social housing - The technical name for social landlords, that are registered with the Tenant Services Authority. Most are housing associations, but some are trusts, co-operatives and companies that own or manage affordable housing. Referred to as registered providers. A distinction between this system and the old system of Registered Social Landlords is that a provider of social housing can now be either a non-profit organisation or a profit-making organisation.

Registered Social Landlord - The technical name for independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies. The term has now been replaced by Registered provider of social housing.

Residential Amenity - Planning term applied to the level of usefulness/benefit gained from, for instance, open space, shops, pleasant living environment etc.

River Basin Management Plan (RBMP) - Prepared by the Environment Agency and published in December 2009, these plans describe the River Basin and the pressures that the water environment faces. The Management Plan shows what this means for the current state of the water environment in the river basin and what actions will be taken to address the pressures. It sets out what improvements will be possible by 2015 (the end of the management plan period) and how those actions will make a difference to the local environment.

Rural Enterprise - Enterprises located in rural parts of the district, including agriculture, horticulture, equine, forestry, and marine.

Rural Enterprise Worker - Workers employed full-time or primarily in a rural enterprise.

Sequential Approach - Is a planning principle that seeks to identify, allocate or even develop certain types or locations of land before others. For example the development of brownfield sites before greenfield sites, or town centre locations before out-of-centre locations.

Settlement Hierarchy - This is set out in Policies SC2 & SC3 of the Lancaster District Core Strategy, settlements have been categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement.

Sheltered Housing - Housing specifically for older and/or disabled people. Includes a block or group of houses with resident or visiting warden, and individual houses, bungalows and flats, which receive support from a mobile warden or pendant (emergency) alarm service.

Sites of Special Scientific Interest (SSSI's) - These are sites which have been recognised for the importance either for their biological, geological or landscape value.

Spatial Planning - Goes beyond traditional land-use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can

impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered or achieved solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders - Are groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the view of many people.

Static Caravans - Are caravan units which are sited on land either permanently or semi-permanently, whilst such units are movable and have fixed axles static units are of sufficient size to ensure that transportation between place to place is problematic and challenging and cannot be undertaken by private car.

Strategic Housing Land Availability Assessment (SHLAA) - A study intended to assess the overall potential for housing development in the area, including the identification of specific sites with a development potential over the next 15 years. This was produced by the council 2009.

Strategic Housing Market Assessment (SHMA) - Is a study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development. This was prepared by the council in 2008.

Strategic Flood Risk Assessment (SFRAs)- Is an assessment that sets out the risks of flooding within the District, whether from rivers, coast or other water sources. The assessment will be used to ensure that development proposals are fully aware of flood risk issues in a locality. Further assessment work may be required from proposals which are located in areas of higher flood risk which would supplement the work on *flood risk assessments*. This was prepared in 2007 and reviewed in 2012.

Street Furniture - Is a collective term for objects and pieces of equipment installed on streets and roads for various purposes. Examples of street furniture could include benches, bollards, traffic barriers, post boxes, phone boxes, street lamps, traffic lights, traffic signs, bus stops, public lavatories, fountains, memorials, public sculptures and litter bins. An important consideration in the design of street furniture is how it affects road safety.

Sustainable Development - In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "Securing the future - UK Government strategy for sustainable development". The five guiding principles, to be achieved simultaneously, are : Living within Environmental Limits; Ensuring a Strong, Healthy and Just society; Achieve a Sustainable Economy; Promoting good governance; and Using Sound Science Responsibly.

Sustainable Drainage Systems (SuDs) - Are drainage systems which are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Sustainability Appraisal (SA) - The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in the Local Development Documents from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

Touring Caravans - A touring caravan is a unit which can be towed behind a vehicle and which is capable of being unhitched prior to its use for holiday accommodation purposes. Touring caravans can also have a purpose in providing facilities for agricultural uses such as Brew Huts.

Travelling showpeople - Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

Tree Preservation Orders (TPO's) - Are designated to protect trees of importance and value, whether this importance or value relates to their historical importance, landscape importance or species type. Whilst this designation protects some trees of importance, many other trees which do not have TPO status remain importance features on the landscape or townscape.

Upland - Part of the Forest of Bowland AONB is located within Lancaster district and the proposed boundary revision of the Yorkshire Dales National Park will incorporate part of the district. Both the National Park and the AONB form the Yorkshire Dales and Bowland upland region. For the purposes of this document, upland areas are referred to in the context of where there is an estate presence. In Lancaster district these are the Leck Estate, in the parish of Leck and the Abbeystead Estate in the parish of Over Wyresdale.

Upland estate worker - Workers employed on an upland estate, including farming and agricultural workers, estate maintenance and labouring staff, and game keepers.

Visitor Accommodation - Refers to the range of accommodation available to visitors to the District, this can include Hotels, Guest Houses / Bed & Breakfasts, Hostels, Self-Catering accommodation and the range of static / touring / camping sites within the District.

Water Framework Directive - Is a European Union Directive which seeks to improve the water quality of both inland and coastal waters.

2 Introduction

Background

Introduction

2.1 The Lancaster Local Development Framework (LDF) provides strategic guidance for planning within the district of Lancaster. The preparation of this Development Management DPD, along with the preparation of a Land Allocations DPD and the Adopted Core Strategy will replace the Lancaster District Local Plan, which was adopted for planning purposes in April 2004.

2.2 The Core Strategy was adopted in July 2008 and provided the first building block of the LDF for Lancaster District. The Core Strategy document set out a series of key policies which provided the basis for governing new development in the Lancaster District until 2023. The Core Strategy document can be viewed at the Council Offices or via the Council's website at www.lancaster.gov.uk/planning-policy

2.3 Building on this work, the Council have prepared two further documents, a Development Management DPD (this document) which will include policies which will assist in determining future planning applications and a Land Allocations DPD which will seek to identify land which will meet the future development needs in the District and protect land which is of an environmental, social or economic value.

2.4 Following earlier consultation on a 'Developing the Options' topic paper, which took place in the summer of 2011, the Council have now prepared a more detailed framework for the Development Management DPD, which includes detailed policy guidance and standards, targets or thresholds where appropriate. Whilst scope for revision of this document exists, the Council believe that this document contains the basic framework for the Development Management DPD which will eventually be adopted by the Council for Development Management Purposes.

2.5 Alongside this, a separate document on Land Allocations is being prepared, whilst these documents are separate they are being prepared con-currently and there are significant overlaps between the policies contained in this Development Management DPD and the allocations and designations within the Land Allocations DPD, when considering the impacts of development proposals both documents should be read in conjunction.

Methodology

Combined Scoping Consultation

2.6 In the summer of 2010 the Council undertook a consultation exercise with the intention of assessing the scope and content that the Development Management DPD should include. The consultation exercise considered issues such as:

- The purpose and objectives of the DPD;
- The geographic areas which the DPD should cover;

- The time frame which the DPD should be in place for;
- Matters to be addressed by the DPD; and
- Matters not to be addressed by the DPD.

2.7 The scoping exercise involved a series of drop-in sessions across the district. These sessions provided opportunity for members of the public to meet with officers from the Council in an informal environment, to discuss the potential implications for the emerging DPD and comment on the issues that they felt should be included within the document. The drop-in sessions took place in Lancaster, Morecambe, Carnforth and Hornby.

2.8 The consultation period ran for six weeks and received responses from approximately 60 individuals. Following the conclusion of the consultation event all the comments / responses received were analysed and the implications of the council's approach considered and reported on. A copy of the 'Combined Scoping Consultation Report' can be downloaded from the Council's website at www.lancaster.gov.uk/planning-policy

Issues Consultation

2.9 Following consultation on the scope and nature of the Development Management DPD it was decided that a further round of informal consultation, under Regulation 25 of the Town and Country Planning Act, would be appropriate and beneficial to the document's preparation. It was decided by the Council that the 'Issues' consultation should take the form of three strands of engagement which included:

- Thematic Workshops groups which discussed specific issues and policy areas which were initially raised in the scoping exercise and would ultimately aid the preparation of the Development Management DPD;
- The undertaking of a rural engagement exercise with Parish Councils and other rural stakeholders and organisations to identify needs, threats and opportunities facing rural areas both now and in the future. The intention was that this strand of consultation would influence both the Land Allocations and Development Management DPDs.
- Spatial Planning Events where members of the public were asked to become planners to debate and discuss how the Council could meet its future housing land requirements. This was to assist in the preparation of the Land Allocations DPD.

2.10 Consultation on these three strands of engagement took place between October 2010 and March 2011 across the district in a variety of locations. They successfully engaged interested parties and the local community in developing ideas which have proved to be important in the preparation of both DPDs. Reports on all three strands of consultation, including a report document which summarises all the findings, can be found on the Council's website at www.lancaster.gov.uk/planning-policy

Developing the Options

2.11 In the Summer of 2011 the Council released two topic papers for both the Development Management and Land Allocations DPD entitled 'Developing the Options'. These topic / option paper documents sought to move the discussion forward and create a contextual framework for future development management policies, taking into account the issues and comments raised in earlier consultation exercises.

2.12 This document did not seek to set out a finalised version of the Development Management DPD, with its aim being to provide readers with

- An understanding of what policy areas the Development Management DPD should include; and
- A broad outline of the Council's proposed position in relation to each policy area.

2.13 It was made clear that further information on the precise requirements and policies that the Council would expect from its Development Management DPD would be set out within this preferred options paper and that within such finalised guidance, information would be provided on thresholds, standards and other requirements that the Council would seek to secure through the determination of planning applications.

2.14 Consultation on the 'Developing the Options' papers took place between July and September 2011 with a series of drop-in sessions arranged across the District in a variety of indoor and outdoor locations. The consultation event and draft document(s) were publicised widely, particularly in the local press, and drew 572 comments from interested parties. A finalised report on the comments raised, and the Council's response, can be found on the Council's website at www.lancaster.gov.uk/planning-policy

Task	Timescale
Combined Scoping Exercise	Summer 2010
Thematic Workshops	October - November 2010
Rural Engagement	November 2010 - January 2011
'Call for Sites' Exercise	November 2010 - January 2011
Spatial Planning Exercise	February - March 2011
Developing the Options	July - September 2011

Table 2.1 : Timetable for work undertaken on the Development Management DPD

3 The Objectives of the Development Management DPD

3.1 The Development Management DPD will provide detailed policy guidance on a range of planning matters whether they be environmental, social or economic issues and will be of key importance to the determination of planning applications. The document will be applicable to any location in the District and any type of development.

3.2 The policies included in the Development Management DPD will reflect guidance which is set out with the National Planning Policy Framework (NPPF) or successor documents and build on the guidance provided at a National level to address local issues. Policies in this DPD also make use of a range of other background strategies, policies or programmes which will influence future planning decisions.

3.3 The Development Management DPD will, upon adoption, replace the planning policies within the Strike-through Edition of the Lancaster District Local Plan, which was issued by the Council in September 2008.

3.4 As previously mentioned in Section 1 of this document, the Development Management DPD will form part of a key component of the Local Plan for Lancaster District and will form significant linkages with other policies, allocations and designations found within the Lancaster District Core Strategy (adopted in 2008), the Land Allocations DPD and the Morecambe Area Action Plan, the latter two of which is being prepared concurrently with this document.

3.5 All the documents described in paragraph 3.4 should be read in conjunction and within this document where appropriate. The Council have provided relevant signposting to other policy areas, or land allocations / designation, have been highlighted where it is felt necessary and is of benefit to the reader.

Objectives of the Development Management DPD

3.6 A series of objectives has been prepared for this document, objectives were first suggested through the Combined Scoping stages in 2010 and since then have been refined by user groups and via the Sustainability Appraisal process. These objectives set out what the Development Management DPD is seeking to achieve and included in the table below:

1	That development makes an overall positive contribution to the delivery of sustainable communities, the economy and the environment
2	That development contributes to the needs of local communities and the deliver of sustainable development; and
3	That development delivers development that is well designed, sympathetic to the natural and built environment and is planned and constructed in a sustainable manner.

Table 3.1 Development Management DPD Objectives

3.7 It is expected that the principles of all development should seek to achieve the objectives set out above, the success of planning policies will be monitored through the Annual Monitoring Report (AMR).

3.1 Policy NPPF1 - Presumption in Favour of Sustainable Development

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflect the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF).

It will always work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies within the suite of 'Local Plan' documents (and, where relevant policies in neighbourhood plans) will be approved without delay, unless material consideration indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless permission unless material indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

4 Relationship with Other Local Plan Documents

The Lancaster District Core Strategy

4.1 The policies which are contained within this document will play an important role in delivering the wider visions and objectives for the District outlined in Lancaster District's Core Strategy; that is to:

Core Strategy Vision

A sustainable self contained and varied group of communities comprising...

- Morecambe and Heysham - A confident community with a regenerated living, working and leisure environment;
- Lancaster - A prosperous historic city with a thriving knowledge economy;
- Carnforth - A successful market town and service centre for North Lancashire and South Cumbria; and
- A conserved, enhanced and diversified coast and countryside with a network of vibrant rural communities.

...which will lead the North west in its quality of life and environmental and design standards and within which sustainable housing, economic and retail development to meet local needs will be supported.

4.2 The policies in this document provide additional detail and guidance on how the Council will implement the policies and advice contained in the Lancaster District Core Strategy through our decision making on all planning applications. Therefore the two documents should be read in conjunction with one another.

4.3 It should be clear that whilst the Core Strategy does provide a strategic approach to planning in the District that circumstances have changed in the time since the Core Strategy was originally adopted in 2008, particularly changes in the economy. These changes will have a significant effect on how the planning system can deliver for the needs of people who choose to live, work and visit the District.

The Partial Review of the Lancaster District Core Strategy

4.4 The Lancaster District Core Strategy was submitted for examination in 2007, and following independent examination in Spring 2008, was formally adopted by the Council in July 2008. The Core Strategy was prepared in very different economic circumstances to those which the whole country is now experiencing. The Core Strategy was prepared at a time when expectations on the use of Previously Developed Land (PDL) appeared to be financially deliverable and a sustainable proposition. It was a time when developers could expect households to be able to borrow the finance needed to meet their housing requirements and in turn developers could readily borrow to fund development.

4.5 The Core Strategy therefore anticipated the early delivery of many significant brownfield and regeneration sites such as Lancaster Moor North, and Luneside East. However, whilst progress is being made on the delivery of such sites, development viability is much more challenging and this has been reflected in the exceptionally low level of housing development completions which have been recorded over the past few years.

4.6 Following the adoption of the Core Strategy in 2008 a number of important elements of the local evidence base need to advance the preparation of both the Development Management DPD and Land Allocations DPD have been prepared, these include:

- Lancaster District Strategic Housing Land Availability Assessment (SHLAA) was published in 2009 which identified the need for urban extensions to be considered to meet housing required in the latter years of the Core Strategy's 15 year period;
- Affordable Housing Viability Assessment produced in 2010 which demonstrated that, over the 15 year plan period, there was an expectation that the provision of affordable housing proposals was supported by an assessment of local development viability; and
- Housing Needs and Demand Study in 2011 which demonstrated that there is much greater demand for market housing and the need for affordable housing that the Council is planning to deliver in the plan period. Thus, even with the Core Strategy objective of delivering 400 new homes per year was met this would only partially address demand and need.

4.7 All the assessment work mentioned above can be found on the Council planning policy web pages at www.lancaster.gov.uk/planning-policy.

4.8 To address these changes in the economy and the associated challenges that such changes bring the Council is seeking to re-visit some elements of the Lancaster District Core Strategy through the preparation of both the Development Management DPD and Land Allocations DPD, these elements include the following issues set out in paragraphs 4.9 - 4.11 below.

4.9 The changes in the economy, nationally and locally, have placed significant challenges on the delivery of brownfield land for development. Brownfield sites have not been coming forward at the volume and pace that it was previously anticipated. This, whilst it was previously understood that decision on the identification of urban extensions might not be something that was not required until late in the plan period (2021) it is now felt to be unavoidable that the Council will have to consider the early phasing of delivering Urban Extension / Green Field sites to address the acute housing requirements found in the District.

4.10 The Core Strategy established a set of eight rural settlements through Policy SC3 which were deemed to be sustainable because they incorporated 5 basic services (including a GP, Primary School, Food Shop, Post Office and Bus Stop). These settlement areas have included Bolton-le-Sands, Caton & Brookhouse, Halton, Hornby, Wray, Slyne-with-Hest, Silverdale and Galgate, because these settlements were considered to be sustainable the Policy suggested that development should be directed to these locations. However, few development proposals have come forward in these identified settlements to meet rural needs, whilst potentially proposals that could meet such needs have been put forward in other settlements, settlements which have some service provision, or have good access to

services in neighbouring settlements, have not been advanced. Thus the delivery of development to meet local needs in rural areas could be enhanced by a more flexible approach that takes account of local services in a more informed and flexible manner.

4.11 As already discussed, the Core Strategy seeks to deliver a policy of urban concentration, Policy SC2 states that such a policy approach would mean 90% of development would be achieved within Lancaster, Morecambe, Heysham and Carnforth. Consequently the rural areas, including the eight rural settlements mentioned above, would accommodate only 10% of the overall volume of development. Whilst this would of course deliver a very significant degree of urban concentration it does not necessarily reflect what we now know about the actual demand, and more particularly need for housing, in the rural areas.

4.12 Whilst the Council, through the preparation of the Development Management DPD and Land Allocations DPD, to revisit the three elements set out above there is no intention of reviewing any other aspects of the document or reviewing the Core Strategy as a whole. The other policy approaches within the Core Strategy are built upon a robust evidence base and have not been affected by changes in circumstances or economic conditions.

How will the Partial Review of the Core Strategy affect the Development Management DPD?

4.13 Many of the implications of any Partial Review will be considered within the Land Allocations DPD, particularly in relation to the allocations of sites on Green field sites and within rural locations. However, the Development Management DPD will seek to ensure that it facilitates growth in sustainable and appropriate locations and not seek to stifle growth which is essential to meet local requirements and assist the local economy recover.

4.14 The Development Management DPD will include policy provision to encourage development which is of high standard and delivers benefits within the locality, meeting identified needs. The document will set a more flexible approach to development, supporting development in suitable locations in both urban and rural locations.

The Land Allocations DPD

4.15 In conjunction with the preparation of a document relating to Development Management issues the Council are also preparing a Land Allocations DPD. This document will perform a series of functions and will ultimately replace the Lancaster District Proposals Maps, which currently accompanies the Lancaster District Local Plan. The Land Allocations DPD will firstly seek to identify land and sites which will accommodate the future development needs of the District, needs which will include meeting housing, employment, commercial or recreational needs. Secondly the document will seek to protect land which is of recognised economic, environmental, cultural or recreational value. Finally the document will set out the range of constraints and hazards which should be given due consideration through the planning process, including issues such as flood risk, conservation areas etc.

4.16 The policies within the Development Management DPD will be generic and will supplement the site specific policies which will be contained in the Land Allocations document, whilst the site specific policies will have guidance which will be tailored to a particular site all development proposals will be expected to refer to the Development Management DPD and ensure that all relevant policies within this document have been satisfactorily addressed.

The Morecambe Area Action Plan (AAP)

4.17 The Council, through Policy ER2 of the Core Strategy, have set the regeneration and enhancement of Morecambe Town Centre as a priority within the Development Plan process. To address this priority the Council are in the process of preparing an Area Action Plan (AAP) which will address the issues of regeneration in Central Morecambe.

4.18 The Area Action Plan will set out a strategy for future regeneration in Central Morecambe and, where necessary and appropriate, will identify land allocations and set policy content which will have specific relevance to this local area. Any proposals for Central Morecambe, within the defined boundaries of the Area Action Plan shown in the Land Allocations DPD will still be expected to have due consideration for all relevant policy within the Development Management DPD unless specific policies within the AAP direct otherwise.

Lancashire Waste and Minerals Local Development Framework

4.19 Development plan policies prepared by Lancashire County Council as part of the Minerals and Waste Development Plan also forms part of the Development Plan for the district. This document provides planning policy guidance for waste and mineral development across the county providing detailed planning policies as well as identifying land which is allocated for minerals and waste development.

4.20 Lancashire County Council are presently in the process of reviewing the existing Minerals and Waste Local Plan for the county. The Minerals and Waste Core Strategy was adopted in February 2009. This document sets the long terms spatial vision for waste and mineral planning across the county and the strategic policies that will be used to deliver it.

4.21 The county council are now looking to add to the detail of the Core Strategy preparing the Site Allocations and Development Management Policies document. This has already been subject to several stages of consultation and engagement and was submitted to the Secretary of State for examination in May 2011. The examination process is currently ongoing with the Inspectors Report not expected until the Autumn of 2012.

4.22 The Site Allocations and Development Management Policies Document on adoption has significant implications for the district with minerals and waste allocations in the district required to be shown on the proposals map prepared by the city council and the city council responsible for ensuring that the planning applications which it determines are consistent with the allocations and development management policies of the waste and minerals document.

4.23 The city council will keep the preparation of the Minerals and Waste Site Allocations and Development Management Policies document under review and update its own policy documents accordingly.

Supplementary Planning Documents, Planning Briefs and other Development Plan Documents

4.24 Where necessary and appropriate, the Council will prepare further, more detailed guidance to elaborate and provide further detail on some of the issues found within the Development Management DPD. The Council will only do so in circumstances where it is felt to be beneficial and aid understanding and delivery of a particular aspect of the Development Plan Document.

4.25 Where it is considered appropriate the Council will seek to prepare either Supplementary Planning Documents (SPDs) or Planning Practice Notes (dependent on the level of importance) to provide further information in the public, developers and other key stakeholders. In relation to the Land Allocations DPD further guidance, through the preparation of Development Briefs, will be provided for specific site where it is considered necessary.

5 Consultation Details

Consultation Arrangements

5.1 The consultation on the Preferred Option Development Management DPD represents a formal stage of consultation, with all other stages preceding this being optional or 'informal' - the Council undertaken such work to benefit the preparation of the document.

5.2 Accordingly, the Council will have endeavoured to deliver a leaflet to each household in the District (approximately 63,000 households) making people aware of the consultation exercise, the implications of both the Development Management and Land Allocations DPD and how people can view the documents and get involved. This will obviously be a large task but any persons who have not received a copy of the leaflet can get hold of a copy if they contact the planning policy team at ldf@lancaster.gov.uk.

5.3 Further arrangements will be made including information releases to the local press, advertisements and consultation events where opportunities will be made for you to talk through the implications of planning policies or allocations with officers of the Council.

How to Comment

5.4 The Council will welcome any comments on the Development Management DPD relating to its content and structure and the implications arising from the document. There are a variety of ways that you can get involved in this consultation process.

5.5 If you have access to a computer we would recommend the use of our 'Objective' consultation system which allows you to simply comment on a particular paragraph or policy within the document. You can login or register at the Council's consultation portal at <http://lancaster-consult.limehouse.co.uk/portal>.

5.6 The Council are also happy to accept emails and written comments on this document, any comments should be sent to the following addresses - ldf@lancaster.gov.uk or Lancaster City Council, Planning and Housing Policy Team, Regeneration and Policy Service, Lancaster Town Hall, PO Box 4, Dalton Square, Lancaster, LA1 1QR.

5.7 If you wish to be kept informed of the ongoing work on local planning matters you can do so via our website or via our Facebook pages 'Shaping a better future for Lancaster District'. Alternatively if you wish to join our LDF database, where we will seek to email you updates of our progress, please contact the planning policy team on 01524 582383 or ldf@lancaster.gov.uk.

6 Next Steps

6.1 Following this consultation period the Council will analyse and review all comments that have been received in terms of the implications that they have on the content of the Development Management DPD.

6.2 In reviewing the scope, detail and nature of the comments received the Council will prepare a formal 'Publication' version of the Development Management DPD which will be again subject to consultation, the publication version will be refined and amended to address comments and objections raised through this Draft Preferred Options process.

6.3 The aim of the local planning system is to ensure that there is local ownership and support for the documents that are published. This can only be achieved through engagement with the community and recognition that people's views and opinions must be taken into account in the preparation of plans and policy.

6.4 In preparing this Development Management DPD the Council will endeavour to recognise the views and opinions of all sections of the local community as far as possible. However, it is realistic to recognise that the competing and, in many cases, opposing views of approaches to policy will mean that finalised document will not be satisfactory for all. The Council ensure that in making decisions of policies or land allocations that they are the most suitable and sustainable, utilising up-to-date and robust evidence and seek to benefit the majority of the people that live, work and visit the district of Lancaster.

6.5 Full public consultation will take place on the 'Publication' version of the Development Management DPD, interested parties will again be asked to comment on the finalised DPD, following the completion of this consultation process the document, and all outstanding objections to the document will be submitted to the Secretary of State for independent examination. This examination process will involve the appointment of a Planning Inspector and a Public Inquiry into the Development Management DPD.

6.6 The Planning Inspector will make a final decision on the 'Soundness' of the document and whether it is appropriate to be formally adopted by the Council. Should it be passed by the Planning Inspector it will be then for the Council to formally adopt the document for planning purposes. At this point the document will formally replace the guidance and policy currently found in the Lancaster District Local Plan.

6.7 Set out below is a draft timetable for the production of the Development Management DPD, whilst the Council will seek to keep to the timescales set out below there may be issues and circumstances which dictate a change to this timetable, any changes to timetabling can be found when visiting the planning policy pages at the Council's website at www.lancaster.gov.uk/planning-policy.

Task	Timescale
Consultation on Draft Preferred Option DPD	August - October 2012
Consultation on Publication Version of the DPD	Spring 2013
Submission of DPD to the Secretary of State	Late 2013
Anticipated Date for Public Inquiry into the DPD	Autumn 2013
Anticipated Date for Adopted of the DPD	Spring 2014

Table 6.1 : Proposed Timescales for the Development Management DPD

6.8 The Council will ensure that that whatever the outcome that interested parties will be advised through updates via the LDF Database.

7 Introduction

7.1 Maintaining a strong and diverse economy is vital to the people and businesses of the District. This applies equally to businesses in the urban centres of Lancaster and Morecambe and within the rural settlements and villages. Investment in the local economy and growth of local businesses and industry is vital to the success of creating successful communities and supporting sustainable development.

7.2 The planning system plays an important role in creating the correct conditions for stimulating economic growth. The provision of a planning policy framework which considers sympathetically the needs of local businesses and attracts inward investment into the District. Creating more investment can only be beneficial for establishing growth in the local economy and creation of new jobs and opportunities.

7.3 The planning system must act as a balance, balancing the needs of the economy and the protection of the environment, which do not always go hand-in-hand. The aim of the economic policies contained in this document will be to balance these sometimes competing issues and ensure that planning policy creates opportunities for investment and growth in the economy, whilst also protecting the character of the land and people of the District.

7.4 As with all three sections of this Development Management DPD, the Council have prepared a vision to set out aspirations towards the growth in the local economy over the plan period which is:

Economic Vision

The Council will seek to meet the challenges of sustainable growth within Lancaster District's economy, creating conditions which enable managed growth and establishing a strong, diverse and vibrant local economy. This will be achieved whilst protecting the strong character of the district's landscape, environment and people from any negative impacts and achieving a strong sense of place."

8 Policy EC1 - Town Centres & Retailing

8.1 Policy EC1.1 - Town Centre Development

Town Centre Development

Proposals for development of retail, office, leisure, cultural and tourism facilities and other main town centre uses should be located within defined town centre boundary which are set out in Policy RET1 of the Land Allocations DPD, unless the proposals accord with any exceptional circumstances allowed for elsewhere in Development Plan process.

The Council will also consider proposals for residential development within town centre locations provided that it is above ground floor level and does not restrict the ability of maintaining an active street frontage, particularly within designated retail frontages.

Development proposals for town centre uses will be supported in town centre locations subject to environmental, safety and amenity considerations where it can be demonstrated that the scale and type of development proposed is directly related to the role and function of the locality and contributes toward creating a strong sense of place through high quality design.

Development proposals for town centre uses which are not located in town centre locations will be expected to demonstrate that a Sequential Test have been applied to identifying the proposal site, as set out in Paragraph 24 of the National Planning Policy Framework. Proposals for town centre uses which are not located in town centre locations should seek to address the following issues:

- i. Ensuring that the site is available, suitable and viable;
- ii. Ensure that all in-centre options have been thoroughly assessed before less central sites are considered;
- iii. Ensure that where it has been demonstrated that where there are no town centre sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian and public transport networks
- iv. Ensure that in considering sites in or on the edge of existing centre, developers and operators have demonstrated flexibility in terms of scale, layout/format and car parking provision; and
- v. That for proposals which will result in the creation of floorspace over 2,500sqm that a impact assessment is submitted in accordance with paragraph 26 of the National Planning Policy Framework.

8.1 The town centre areas for Lancaster and Carnforth are defined within Land Allocations DPD and Morecambe Town centre within the Morecambe Area Action Plan. These designations have been identified in line with paragraph 23 of the National Planning Policy Framework which expects Local Plans to define a network and hierarchy of centres that is resilient to anticipated future economic changes.

8.2 The town centres of the District are vital for the well-being of local residents and the economy. They also play an important part of the wider economy, with any economic role for the South Cumbria and North Lancashire area. It is important that they develop in a way that allows them to meet future changes and challenges, without losing their distinctive character. Lancaster District is characterised by a large rural hinterland which relies on key services being provided in larger urban areas, particularly Lancaster. Focusing development on town centres will result in significant sustainability benefits, including a reduction in the need to travel. However, town centre uses would only be appropriate within the defined boundaries of the three main town centres, and should not result in densities that would damage local amenity and should comply with other relevant policies.

8.3 To retain and develop their vibrancy and vitality, centres must have an appropriate mix of goods and service provision. This must be at an appropriate level to the centre, and not of a kind that would damage the ability of the surrounding area, or other centres, to function. The size of units is also important: new development in some centres (particularly in relation to Lancaster) will need to consider the development of larger retail units, but smaller units which *"promote competitive town centres that provide customer choice and diverse retail offer and which reflect the individuality of town centres"* (Para 23 of the National Planning Policy Framework) should be retained.

8.4 Development should make sufficient use of buildings and/or land. This could be achieved by implementing appropriate density or by ensuring that space above ground floor level is well used – for example, by having office space above shops in the core of the town centre, or residential above the shops in other parts of the centres.

8.5 Town Centre uses should be directed to town centre locations, where proposals which seek to deliver town centre uses in non town-centre locations then it is expected that the Sequential Test is applied. Where a proposal fails to satisfy the Sequential Test the Council will seek to refuse planning permission.

8.2 Policy EC1.2 - Retail Frontages

Retail Frontages

Primary Retail Frontages

Primary retail frontages, as defined within the Land Allocations DPD for the Lancaster and Carnforth, are identified because of their importance within town centres. Retail frontages for Morecambe will be identified and defined within the Morecambe Area Action Plan (AAP).

The primary purpose of this policy is to promote town centre A1 retail uses key routes within the defined town centre boundary which can generate active street frontages during normal daytime trading hours. To ensure vitality and viability, development proposals within primary retail frontages which involve the change of use of ground floor premises to non-A1 uses will only be permitted where:

- i. All adjoining frontages have an appropriate town centre use which generate an active street frontage during normal daytime trading hours;
- ii. That the proposal ensures that all uses on the ground floor provide an active street frontage that would be open during normal daytime trading hours;
- iii. The proposal does not result in the continuous retail frontage of non-A1 uses exceeding 20%.

Other Key Retail Frontages

Within other key retail frontages the Council will seek to retain an appropriate mix of town centre uses whilst permitting a limited number of non-retail uses. Proposals which involve the change of use of a ground floor premises to non-A1 uses will not be permitted unless all of the following criteria have been satisfied:

- iv. Not result in more than 20% of ground floor units in the defined other key frontage being in non-A1 use; and
- v. Does not create a continuous frontage of three or more consecutive units which do not have an active street frontage during the daytime.

The proposed use should support the retail function and character of the town centre and its vitality and viability. In seeking to achieve this the Council shall assess where:-

- vi. The proposed use would provide a service to shoppers;
- vii. The proposed use of the ground floor would provide an active frontage;
- viii. The proposed does not have a significant adverse affect on the character of the street or locality or the amenity of neighbouring residents or businesses.

Local and Neighbourhood Centres

Within local and neighbourhood centres, as defined in Policy ER4 of the Lancaster District Core Strategy, the Council will encourage commercial, community and other non-residential uses on the ground floor where it retains an active frontage.

Proposals which involve the loss of A1 uses within local or neighbourhood centres, or the consolidation of individual units into larger units, within a local or neighbourhood centre, will only be considered where:

- ix. The proposed use is compatible with a shopping frontage and provides a direct service to the general public;
- x. The proposal does not harm the vitality and viability of the local or neighbourhood centre or result in a significant break in the A1 frontage;
- xi. The use will not result in the loss of local pedestrian accessible shopping facilities;
- xii. A window display is provided; and
- xiii. No adverse effects on amenities of nearby residents, road safety, car parking or traffic flows would result.

Note: A 'Continuous Retail Frontage is defined as 'a row of four or more units in A1, A2, A3 or other town centre uses of which the A1 frontage element is greater than 50%. A frontage may both cross a side road or alley or wrap around a corner.

Retail Frontages in Town Centres

8.6 The frontages policy acts to highlight and emphasise the locations in the town centres where retail (A1) uses would be best located. In doing this it also serves to protect the existing retail uses from inappropriate or insensitive development. This policy builds on Core Strategy Policy ER5 which seeks to focus retail need on regenerating and reinforcing the vitality and viability of existing centres, and reflects the guidance contained within the National Planning Policy Framework.

8.7 The shopping frontages are defined within the Land Allocations DPD and set out within an appendix to this document and have been identified in line with paragraph 23 of the National Planning Policy Framework which states that Local Plans should "*define the extent of the town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations*".

8.8 The Land Allocations DPD has identified 'Primary Shopping Frontages' within the central areas of Lancaster and Carnforth. In relation to Morecambe, the issues of frontages in the town centre will be dealt with by the Morecambe Area Action Plan.

8.9 In addition to identification of 'Primary Shopping Frontages', the Land Allocations DPD also identifies 'Other Key Frontages' are located towards the edge of the shopping area. They support the key shopping frontages and are also areas where some degree of diversification would be supported, whilst still retaining their primary retail function.

8.10 For purposes of clarity the term 'retail' should be read as referring to a class A1 Use Class Order, examples of which include shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and dry cleaners. Where the policy indicates that A1 uses should be retained, conversions which involve the reduction of A1 floorspace by changing the use of part of a unit will have to maintain a suitably sized and viable unit on the frontage and not detract from the centres vitality and viability.

8.11 The primary frontages have been designated in central locations that form the core of a retail centre, and as such they are mostly A1 retail. The loss of A1 space will generally be resisted and conversions to A1 generally supported, whilst acknowledging the contribution that non-A1 units can make to a healthy town centre.

8.12 'Other key frontages' have been designated on parades that, whilst not within the town centre core, still play an important supporting role to the retail centre. These areas remain predominantly retail, although the City Council will support a degree of diversification in some circumstances. Additionally, 'Other Key Frontages' may have been identified in areas where diversification has already taken place. In these instances, the policy would recognise the diversity but also prevent any further reduction of the retail character of that frontage. 'Other Key Frontage' designations also prevent clustering's of non-A1 uses forming – for example a proliferation of hot-food takeaways that could encourage the consumption of healthy food and could create local amenity issues.

8.13 This frontage policy is a long standing policy which has assisted in the consolidation of the centres and acts to help define the function of the centres.

8.14 The frontages policy primarily protects the ground floor, street frontage part of the unit. Although the Council will seek to avoid the reduction of overall retail space, particularly in Lancaster City Centre, apart from where exceptional circumstances are demonstrated, it acknowledges that retail may not always be the most effective use of the upper floors of certain buildings. Providing that the viability of the ground floor unit to act in a retail capacity is not compromised, changes of use away from retail on other floors would not be contrary to the frontage policy.

8.15 In other areas within the urban settlements of Lancaster and Carnforth which are not covered by designated frontages; vacant shop units can provide employment and business opportunities. This may assist in providing for small businesses and start-ups. The Council will favourably consider proposals for uses where buildings can be satisfactorily converted, the proposed use will not adversely affect the functioning or appearance of the shopping centre or residential amenity and there is sufficient off street parking where needed.

Local and Neighbourhood Centres

8.16 Local and neighbourhood centres demonstrate the importance of local trade and commercial activity to serve the local community without the need to travel to the nearest town centre. The Council will however take into consideration the adequacy of alternative facilities located within same local or neighbourhood centre or within reasonable walking distance. Development proposals for small scale, convenience shopping, small business and community facilities (e.g. doctors or dentists) will be encouraged within local or neighbourhood centres, particularly where there is no such facility within easy walking or cycling distance of a residential area.

8.17 The Council will seek to ensure that each local and neighbourhood centre is capable of meeting the provision of important local shops. When a change of use is proposed within a local or neighbourhood centre, the new use must demonstrate that it would provide a local service, which would support the vitality of the local or neighbourhood centre, provides a window display and has no adverse effects on the amenities of the residents, road safety or traffic flows.

8.3 Policy EC1.3 - Public Realm and Civic Spaces

Public Realm and Civic Space

The Council will expect development proposals within urban areas to make a positive contribution to their surroundings, through good use of design, layout and use of materials, to create a positive, safe and attractive streetscape which contributes to the visual amenity of their locality and encourages good accessibility and connectivity between buildings and urban spaces.

Improvements should seek to address issues of provision, rationalisation and maintenance of street furniture, signage, lighting and paving, to improve the streetscape and produce a high quality, accessible environment.

Development proposals which are located within or adjoin the town centres of Morecambe and Lancaster, or major development which will have an impact on town or local centres will be expected to contribute toward the delivery of improvements to public realm and civic spaces.

8.18 The creation of high quality streets and spaces in the District, particularly in urban locations is acknowledged to be an important method of establishing a distinctive sense of place. Improvements and enhancements to public realm and civic space will be supported by the Council and it will be expected that development proposals should contribute to such improvements, either directly through the development proposal and also through financial contributions to wider regeneration and improvements within the locality.

8.19 To deliver such improvements the Council will work with all relevant stakeholders to address the issues of provision, accessibility, rationalisation and maintenance of street furniture, street clutter, lighting, planting, signage and paving in order to improve the streetscape and produce a high quality urban environment which is accessible to all.

8.20 Pedestrian linkages within and around defined town centre areas should, where possible and appropriate, be strengthened to increase accessibility to pedestrians, cyclists and all vulnerable groups. New development should seek to improve accessibility directly through their proposals due also be expected to contribute toward wider regeneration schemes within their locality, for example the 'Square Routes' project in Central Lancaster and the future public realm works associated with the Morecambe Areas Action Plan. Projects such as this, whether public or private, which are demonstrated to have significant benefits to public realm will be supported by the Council.

8.21 It is recognised that good quality urban spaces can play an important role in the delivery of Green Infrastructure in the District, accordingly the application of this policy should consider guidance set out in Policy EN1 of this document relating to Green Infrastructure provision.

8.4 Policy EC1.4 - The Protection of Cultural Assets

The Protection of Cultural Assets

The Creation of New Cultural Assets

Any proposals which involve the creation of new cultural facilities, or the improvement or expansion of existing facilities will be supported by the Council in principle subject to the following issues being addressed:

- i. The proposal should seek to demonstrate that it will deliver benefits to the wider economy;
- ii. Any proposed enhancements to an existing facility will result in the improvement of the cultural offer;
- iii. New Cultural assets should be located in accessible and sustainable locations which can be accessed by a range of transport methods;
- iv. The proposal should ensure that there is no damage to the local amenity of the area, particularly in terms of impacts on residential amenity, historic environment and highway safety;

The Council will support, in principle, proposals which seek to assist in the delivery of aspirations and actions of the Council's 'Cultural Heritage Strategy' which seeks to realise the economic benefits arising from cultural assets whilst securing its long term future

Any proposals should have due regard to all other relevant policies within this Development Management DPD.

The Protection of Existing Cultural Assets

The Council will seek the protection of existing cultural assets within the District which are demonstrated to be of value to the local and / or the wider community, this approach will include all cultural assets identified within Policy CULT1 of the Land Allocations DPD.

Any proposals which involve the re-use of such facilities which would involve the loss of a cultural asset to an alternative use will be required to demonstrate that the following issues have been addressed satisfactorily:

- iv. Proposals will be expected to demonstrate the on-going use of the premises for cultural purposes is no longer viable and that the facility is no longer of value to the local and / or wider community;

Any alternative uses should ensure that they comply with all other relevant policies within this Development Management DPD.

8.22 Cultural, leisure and the arts play an important role in Lancaster District, both in terms of the benefits they provide to both the local economy (particularly in relation to the visitor economy) and the community well-being of the people who live and work in the District.

8.23 For the purposes of clarity the term 'Cultural Asset' is used to describe a range of uses including theatres, museums, live music venues, community halls, cinemas and other public meeting venues. In particular cultural assets can be referred to as a building or structure that establishes a society's social roots and history.

8.24 In the Summer of 2011 the Council formally recognised the preparation of a 'Cultural Heritage Strategy' which investigated how more can be made of the significant wealth of culture that is in the District, in particular the Morecambe and Lancaster area. It is recognised that there is significant economic value in enhancing the cultural offers available within the district.

8.25 The Cultural Heritage Strategy sets out a series of action points which will assist in enhancing the cultural offer of the District. Proposals which seek to deliver the aspirations of the strategy will be supported in principle by the Council subject to other relevant policies within this DPD.

Proposals for New Cultural Assets or Improvements to Existing Cultural Assets

8.26 The Council will support, subject to the consideration of all other relevant policies, the expansion or improvement of existing Cultural assets within the District.

8.27 Any proposals should seek to demonstrate that the creation of a new facility, or any improvements to the existing facility, will deliver an improvement to the cultural offer that the existing facility provides and that there will be wider benefits to the local economy, through financial investment into the locality or through the creation of jobs for local people.

8.28 New cultural facilities should be sited in locations which are highly accessible, with a preference toward town centre locations, or where geographically necessary, within or adjacent to rural settlements. New facilities and any proposed expansions of existing facilities should ensure that there is minimal impact on the amenity of the locality. Any proposals should seek to positively contribute toward the visual amenity within the locality through the positive use of design.

Protection of Existing Cultural Assets

8.29 The City Council will support the protection of cultural assets which provide value to the community that they serve. The creation of new facilities and the expansion of existing facilities will be supported by the Council where it is demonstrated that the proposals will create benefits in the locality, through benefits in the wider economy and the through the enhancement of cultural opportunities.

8.30 Proposals which involve the loss of cultural assets will only be permitted where it is clearly demonstrated that the facility provides no value, both economically and for the community it serves or that its loss was necessary to achieve wider planning objectives and that appropriate compensation measures were provided.

8.5 Policy EC1.5 - The Evening and Night-time Economy

The Evening Economy

The Council will encourage and support the sustainable growth of the District's evening and night time economy which will contribute to the vitality of designated town centres, subject to the following considerations:

- i. The design of development particularly focuses on public safety, crime prevention and reduction of anti-social behaviour;
- ii. There will be no significant individual or cumulative effect on the surrounding amenity due to noise, litter, odour, traffic generation, parking, general disturbance or problems of disorder and nuisance;
- iii. Arrangements for mitigating pollution including ventilation equipment, grease disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact;
- iv. Access requirements for people of all ages and abilities are provided; and
- v. The day time use does not detract from the character and amenity of the surrounding shops and services, particularly through the creation of an active ground floor street frontage.

Any development proposals will not be permitted in locations where they exacerbate existing problems in terms of the criteria set out about, particularly in relation to anti-social behaviour and amenity issues.

8.31 Evening activities that take place after 5pm provide a fundamental part of delivering a strong and successful town centre because they extend the vitality of a town or city beyond the normal working hours, making town centres more attractive places to live and work. It is important however that within these areas uses are carefully balanced so that evening / night time uses are complimentary to, rather than conflict, with neighbouring uses.

8.32 The night-time economy in Lancaster District has grown over many years. When managed correctly a successful evening economy becomes part of a town's character and atmosphere, as well as creating jobs, increasing visitor numbers and providing the opportunities to showcase a wide range of arts and cultural events.

8.33 The Council will seek to plan positively for a range of complimentary evening uses including the Arts, Culture and Entertainment Uses (such as cinema's, theatres, restaurants, bars and nightclubs) that can appeal to a wide cross-section of the population and a variety of age groups.

8.34 The promotion of a night-time economy in the main urban settlements need to be appropriately managed to ensure that community safety is protected and anti-social behaviour is not increased. Proposals should be sited in appropriate locations, away from primary shopping frontages and should consider the cumulative impact on the character and function of the centre, crime and local amenity.

8.35 It is recognised that already in some town centre locations that clustering of uses has led to an impact on local amenity, proposals which seek to increase the impacts of clustering and will lead to an exacerbation of existing problems relating to issues such as anti-social behaviour will be restricted by the Council.

8.6 Policy EC1.6 - Advertisements

Advertisements

Advertisements are required to be of the highest possible standards and contribute to a safe and attractive environment.

Advertisements (including hoardings, non-illuminated advertisements, illuminated hoardings, illuminated fascia signs and free standing display panels) which require consent must not cause a public safety hazard, or contribute to clutter or loss of amenity. Schemes which are submitted for approval should meet the following criteria:

- i. Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of a Listed Building or within a Conservation Area;
- ii. Be appropriate to its setting and location;
- iii. Not contribute to an unsightly proliferation or clutter of signage in the vicinity;
- iv. Not to cause a hazard to pedestrians or road users;
- v. Not cause a visual intrusion by virtue of light pollution into adjoining residential properties or unnecessarily cause poorly directed light pollution elsewhere; and
- vi. Be appropriate and relevant to the business or premises for which they are created.

The Council will seek to avoid the proliferation of advertisements in sensitive locations, particularly rural locations, where it is considered that the visual amenity of the locality will be impaired.

The Council have already prepared a Supplementary Planning Guidance on this issue entitled '*Shopfronts and Advertisements Design Guide*'. This guidance note remains relevant and will be used as a material consideration on proposals of this nature, regardless of their location in the District.

8.36 Advertisements can be one of the most dominant elements of the environment we live in. The provision of high quality advertising space on the frontage of shops and businesses can play a key role in attracting customers and growth to a business. However, the over-use of advertisements, or their inappropriate design / illumination can have significant impacts on the locality in which they are situated in.

8.37 In the wrong places, advertisements and signage can have negative impacts on highway safety and visual amenity and therefore whilst the Council will support the installation of new advertisements where it is clear that there will be no negative impacts on the visual environment of the area and there is no danger of distraction to highway users.

8.38 As a general rule, advertisement displays will be restricted to shopping, commercial, industrial or transport locations where they comply with the above criteria and do not cause excessive visual clutter. It must be borne in mind that the Council's level of control has its limits and that a number of advertisements do not require formal consent from the local authority. The use of A-boards and directional signage will be discouraged where the Council have powers to do so.

8.39 The Council will revise the guidance provided in Supplementary Planning Guidance Note 9: Shop Fronts and Advertising Design Guide, which will support policy EC1.6. Both the Policy EC1.6 and its supporting guidance will be applicable to advertisement / signage proposals across the District.

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9 Policy EC2 - Rural Development and Rural Economy

9.1 Policy EC2.1 - Development in the Rural Areas

Development in Rural Areas

Development proposals which maintain and enhance rural vitality and character will be permitted where it can be demonstrated that they improve the sustainability of rural communities by bringing local economic, environmental and community benefits, particularly where they relate to:

- i. The development of small-scale economic development diversifying the rural economy, including the diversification of agricultural holdings;
- ii. Housing development for rural enterprise workers who work full time in a rural enterprise to live at, or in the immediate vicinity of, their place of work; or that meets a local housing need, particularly for affordable housing, in accordance with Policy CS4.6 of this document.

Other development proposals in rural areas, will be supported in principle, for the following purposes:

- iii. Essential operations for agriculture, horticulture, equine related activities, allocated mineral extraction or waste management facilities and essential infrastructure facilities where there is a proven and justified need;
- iv. Development required for new or existing outdoor leisure facilities where a rural location is justified and there is a proven and justified need;
- v. Renewable energy schemes in appropriate locations and in accordance with other policies within this document;
- vi. The conservation or enhancement of specific features or sites of heritage or biodiversity value;
- vii. A site allocated for particular purposes in the Land Allocations DPD and other Local Development Framework documents;
- viii. The alteration, replacement, extension or change of use of existing buildings in accordance with other policies both within this document and the wider Local Development Framework documents; and
- ix. The erection or extension of outbuildings which are ancillary or incidental to existing dwellings and is sympathetic to the character of the original building and its setting. Overly urban design will be resisted by the Council.

Priority will be given to the re-use of Previously Developed Land (PDL) and existing buildings over proposals which seek to utilise Greenfield sites. Development proposals on land within the open countryside will not be permitted unless it is demonstrated that no alternative suitable locations existing within existing settlement areas and that the benefits from the proposal outweigh any impacts on local amenity.

Development in rural areas would not be supported if it is likely to adversely affect an internationally designated wildlife site either directly or indirectly through, for example, increasing the risk of disturbance through visitor pressure. The principles of Policy EN2.1 should apply.

Development proposals which include land within the Green Belt should have due regard to guidance contained within paragraphs 89 and 90 of the National Planning Policy Framework (NPPF) and Policy EC2.5 of this document which relates to development within the North Lancashire Green Belt.

9.1 National Policy suggests that development in rural areas should be carefully managed in order to protect its intrinsic value and natural resources. Policies contained within section EC2 of this document set out the circumstances where development outside defined settlement areas will be considered, taking into account the particular characteristics of the locality and the rural economy.

9.2 The policy will seek to protect against unnecessary development in sensitive rural locations, balancing the need to protect the value and distinctiveness of rural character, landscapes and townscapes whilst seeking to balance such protection against the need to encourage growth in the rural economy through a sympathetic policy approach.

9.3 The Council will seek to prioritise development proposals which relate to economic growth and the delivery of new homes that address local housing need. Development proposals should focus on existing settlements and positively utilise existing buildings.

9.4 Development proposals which involve the development of greenfield sites will not be permitted by the Council unless exceptional circumstances are demonstrated by the applicant which outweigh any adverse impacts that may result from development. Any proposals which involve the use of greenfield sites should also seek to demonstrate that no other alternative sites exist in more suitable, appropriate locations.

9.5 A range of uses will be supported by the Council which are consistent with a rural location, as set out in criteria (iii) to (ix) of this policy. Proposals for uses that do not meet these criteria will not be permitted unless exceptional circumstances are demonstrated that outweigh any impacts or departure from policy. Development proposals should also be considered against other policies within this document, in particular but not exclusively policies EC2.2, EC2.3 and CS2.

9.6 Development within the North Lancashire Green Belt, as designated within the Land Allocations DPD should also be considered under guidance within the National Planning Policy Framework or successor documents and Policy EC2.5 of this document.

9.2 Policy EC2.2 - The Re-Use and Conversion of Rural Buildings

The Re-use and Conversion of Rural Buildings

The principle of re-using buildings within rural areas, outside of established settlements, for uses set out in criteria (i) to (ix) of Policy EC2.1 will be supported where:

- i. Suitable services and access are available without the need for works which would adversely affect the character of the building and/or locality;
- ii. The building is of a permanent and substantial construction, is structurally sound of conversion and that any important architectural and historical features are retained within the proposal;
- iii. The proposal safeguards the roosting or nesting habitat of any protected species present in the building;
- iv. The conversion can be carried out without major extensions to the existing building, or the construction of ancillary buildings; and
- v. The proposal does not adversely affect the character, rural setting and appearance of the surrounding landscape or the amenity of nearby residents through the use of good design and use of materials;
- vi. The type of economic uses generated are of a scale and type that is consistent with the specific location; and
- vii. The proposal is accompanied by an acceptable travel plan where it is recognised that the proposed use will generate a significant level of trips.

Proposals will be expected to show that the building will not be substantially altered or increased in footprint or scale.

Proposals which may have significant implications on the surrounding landscape should be accompanied by a Landscape Impact Assessment to set out the levels of impact and suggest mitigation measures to minimise such impacts.

Conversion of Rural Buildings to Residential Purposes

Where it can be demonstrated through a robust and thorough marketing exercise that there are no realistic prospects for the building to be converted for economic use or as visitor accommodation, or where the building location or surroundings are clearly unsuitable for such purposes, the Council will permit the conversion of the building for residential purposes provided that it meets criteria (i) to (v) and the following requirements:

- viii. That the proposal makes a positive contribution to rural landscape and local amenity without compromising the traditional and functional character of the building itself;
- ix. That the proposal meets an identified local housing need;
- x. The building is within a group of buildings containing at least one existing dwelling;and
- xi. The number and density of dwellings is appropriate to their surroundings.

Any development proposals for change of use to residential within rural areas, will need to have due consideration of all relevant policies within this Development Management DPD, particularly Policy CS4.6 which relates to housing requirements in rural areas.

Proposals for homes for rural enterprise workers will be expected to address the requirements set out in Policy CS4.2 and Appendix E of this DPD.

The Council will consider applying conditions which restrict permitted development rights for proposals which involve the conversion or re-use of buildings for residential purposes.

9.7 As advocated in Policy EC2.1 of this document, the Council will seek to prioritise the re-use and conversion of existing buildings and Previously Developed Land (PDL) within rural areas for a range of uses which is consistent and compatible with a rural location. Any proposals for the conversion and re-use of buildings should have due consideration of the potential impacts which could arising within the locality and setting of the development.

9.8 Proposals should seek the re-use of existing building which are located within already accessible locations, those which are within close proximity to the existing highway network. Proposals which involve the re-use of buildings which are located in isolated locations which would require significant access improvements will not supported by the Council unless exception circumstances are demonstrated.

9.9 The Council will expect proposals to re-use existing buildings which are already of a substantial and permanent construction and can be converted and re-used without any major structural works. Any features which are of either historical or architectural value should be retained within any scheme. Proposals that involve the re-use of buildings which, either through their design, degradation or original construction, cannot be consider to be 'substantial' or 'permanent' will not be supported by the Council.

9.10 The inappropriate use of rural buildings can have significant implications on the setting and character of the local landscape and/or townscape. Therefore the Council will expect that proposals have fully considered the implications on their surrounding and, where necessary, provide suitable and appropriate mitigation measures and appropriate landscaping to minimise any potential impacts. Proposals which may result in a significant landscape and/or townscape impact will be expected to be accompanied by a Landscape Assessment as part of the initial planning application in order for the Council to assess any potential impacts and necessary mitigation measures.

9.11 In order to minimise the impacts on the setting and character of a locality, proposals should seek to incorporate sympathetic design and construction methods and make use of materials which are appropriate to the locality. Any proposals should have due consideration to Policy CS4.1 of this Development Management DPD which relates to general design principles in development proposals.

9.12 The Council will seek the sympathetic re-use and conversion of rural buildings which have a historical or architectural value, proposals should seek to maintain and prevent the loss of such buildings without harming their value or significant. Such proposals which strike an appropriate balance will be supported by the Council.

9.13 For the re-use of modern farm buildings particular regard should be paid to other policies within this Development Management DPD in relation to the impact on development on its surroundings, including the scale and nature of traffic generated. These considerations will apply to all proposals, but are particularly relevant to the re-use of more modern buildings in the countryside, as these buildings can be very large and industrial in appearance rather than a more traditional form.

Conversion of Rural Buildings for Residential Purposes

9.14 The Council will seek to prioritise the re-use and conversion of rural buildings for a wide range of uses which will be appropriate for a rural location and setting. Proposals which seek the re-use of buildings for alternative uses, such as for residential, will be expected to demonstrate that a genuine marketing exercise has been undertaken promoting the site for a range of appropriate uses for that location which has failed to find a potential user, either due to financial or physical constraints.

9.15 Furthermore, any proposals for the re-use of a rural building for alternative uses such as residential will have to demonstrate that there is a genuine local housing need which cannot be met within more sustainable locations (i.e. within or adjoining existing settlements). It will be expected that due consideration should be given to the impact that such uses will have on the amenity of the locality, particularly in relation to residential impact, impact on the landscape, accessibility and highway safety.

9.3 Policy EC2.3 - Diversification of the Rural Economy

Farm Diversification

The Council will support proposals in rural areas which seek to diversify the rural economy, particularly where it is demonstrated that significant economic benefits exist from diversification of the farm holding.

In particular the Council will encourage the re-use, adaption or conversion of existing rural buildings which assist in the diversification and economic stability of agricultural businesses where:

- i. It is clearly demonstrated by the applicant that the building(s) which are part of the proposal can not longer be realistically used for ongoing agricultural uses;
- ii. The agricultural diversification remains ancillary to the primary agricultural use and gives priority to the re-use of an existing building;
- iii. The proposed use of the building is appropriate in a rural location, that the building is of a substantial and permanent construction, structurally sound and capable of conversion without major alterations or adaption and where important original features can be retained;
- iv. The scale and use of any diversification proposal or the economic purpose (including cumulative impacts and any other associated ancillary developments) is appropriate for its location and does not conflict with other policies and objectives in other local plan documents.
- v. The proposal does not generate unacceptable levels of traffic or have detrimental impacts on highway safety.

Whilst the Council would place a priority on the re-use of existing buildings to aid diversification, where it can be justified and is appropriate, replacement buildings for farm diversification or economic purposes in rural areas countryside will be supported where:

- iv. The building to be replaced is of a permanent and substantial construction;
- v. The replacement building is not materially larger than the existing building and is of a design which is compatible to its setting and location;
- vi. Priority is given to the siting of replacement buildings on previously developed land or within existing farm building clusters.

The Council will support and encourage the delivery of improved broadband provision for rural areas to encourage rural employment and home working. Development proposals should consider how they may assist in the delivery of improved broadband speeds in rural areas.

Development in rural areas would not be supported if it is likely to adversely affect an internationally designated wildlife site either directly or indirectly through, for example, increasing risk of disturbance through visitor pressure. The principles of Policy EN2.1 should apply.

9.16 The rural economy in Lancaster District makes a positive contribution towards the wider economy, generating investment and job growth in the District.

9.17 The Council recognises this importance and will support the rural economy, through positive support for appropriate farm diversification schemes and the re-use and adaption of existing buildings, or where appropriate, replacement buildings for economic purposes.

9.18 Diversification or economic development could include allowing re-use or replacement buildings for small scale employment opportunities in traditional skills or crafts, green waste recycling facilities, small scale offices, small scale light industrial, low impact storage as well as for community and public uses.

9.19 It is recognised that conflicts exist between economic objectives and maintaining the character and function of rural areas, especially within the open countryside. In these circumstances development for economic purposes will not be permitted where it is considered to be an inappropriate form of development or where its scale or use conflicts with wider countryside objectives, where it would introduce new amenity concerns or where it would have a negative impact on the natural environment.

9.20 The Council will not support proposals which seek to convert or re-use buildings which are poorly sited, poorly designed and which detract from the character of its rural setting. Buildings which are temporary or structurally unsound and require significant alterations to bring them into their desired use are also unlikely to be supported.

9.21 Although preference will be given to the re-use or adaption of existing permanent buildings in the first instance, replacement will be supported in the countryside where re-use is not achievable or appropriate and where replacement building can make a positive contribution to the rural environment.

9.4 Policy EC2.4 - Equine Related Development

Equine Related Development

Horse-related facilities and small scale extensions to existing equestrian enterprises in rural areas will be permitted in principle. The Council expects applicants to demonstrate that in identifying a proposal site that a Sequential Approach has been followed, placing a greater priority on accessible sites on the edge of existing settlement areas. Proposals will be subject to the following criteria:

- i. In the first instance priority is given to the re-use of existing buildings as referred to in Policy EC2.1 of this Development Management DPD;
- ii. New stables and associated infrastructure (including menages, storage, lighting, hard-standing, fencing and other paraphernalia) should be well-screened from the surrounding countryside and should not interfere with the amenities of adjoining residents.
- iii. New buildings for indoor equestrian use should be located within or adjacent to existing buildings;
- iv. Proposals should not have a detrimental impact on the local highway network and highway safety;
- v. Their design, scale, siting, external lighting and use of materials should respect the rural setting; and
- vi. Provision is made for removing any equipment and re-instating the site once its use for horses is no longer required.

9.22 There continues to be pressure for equine related development within the District, and is recognised to contribute toward the provision of recreational opportunities and the diversification of the rural economy. However, intensive private equestrian activity as well as commercial activities can be visually harmful in rural areas, particularly cumulatively, so it is important that environmental quality (in relation to vegetation destruction, water quality, biodiversity and soil erosion), amenity and landscape character is respected and therefore the Council considers a specific policy on this type of development necessary.

9.23 By its very nature, equestrian development requires a rural location but the cumulative impact of either a small or large scale developments can have an adverse impact on the rural character of the district and can lead to further intensification of uses if the site. As such local landscape character assessments should be employed to inform the appraisal of all development proposals.

9.24 The Council will seek applicants to follow a sequential approach toward the siting of equine related facilities, with a priority given to locating such uses within existing farmsteads, re-using existing buildings, to reduce impact on the landscape and seek locations which are close to existing settlements and accessible to both the highway and bridleway network.

9.25 If this is not possible then new buildings should be well related to existing buildings and be well screened by existing trees, hedges or other natural features which will reduce the potential visual impact on surrounding landscape. Proposals which involve the siting of such buildings in open or prominent positions will not be supported by the Council.

9.26 To reduce the impacts that such proposals have on residential amenity, in terms of noise, lighting, smell and other disturbances, equine related development should be sited at an adequate distance from neighbouring residential properties. The separation distances required will be dependent on the scale and impact of development proposed and the nature of the surrounding landscape.

9.27 Ancillary development including menages, storage facilities, hard-standing, access tracks and sand paddocks should be of a minimum size necessary and should not encroach into the open countryside. Additional equipment, such as jumps and transporter vehicles should be stored appropriately and not impact on the visual amenity of its surroundings.

9.28 Further consideration should be given to the implications on the highway from such proposals, the siting of equine related facilities should not create danger to horses, riders, or to other road users. It would be expected that stables and associated infrastructure should be sited should be provided with safe and convenient access to local highway network and, where possible, direct connections to the local bridleway network.

9.5 Policy EC2.5 - Development in the Green Belt

Development in the Green Belt

Acceptable Uses in the Green Belt

Proposals which involve new buildings within the Green Belt are inappropriate unless for the following purposes:

- Agriculture or Forestry;
- Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it;
- Limited extension, alteration and replacement of existing dwellings;
- Limited infilling in existing villages and limited housing that meets local needs; or
- Limited infilling or redevelopment of major developed sites identified in adopted Local Plans.

New Buildings

The construction of new buildings within the Green Belt is inappropriate unless it is for the following purposes as set out within paragraphs 89 and 90 of the National Planning Policy Framework.

Re-Use of Existing Buildings

The re-use of buildings within the Green Belt will only be considered where:

- i. It does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- ii. Strict Control is exercised over the extension of re-used buildings, and over any any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they might external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- iii. The buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- iv. The form, bulk and general design of the buildings are in keeping with their surroundings (proposals should seek to respect local building styles and materials).

Replacement Dwellings

The replacement of existing dwellings in the Green Belt will be considered as acceptable provided that the new dwelling is not materially larger than the dwelling it replaces and adheres to other relevant planning policies within this document.

9.29 The Council will seek to manage development in the Green Belt to avoid inappropriate development, inappropriate development is, by definition, harmful to the Green Belt and should only be approved except in very exceptional circumstances.

9.30 Essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities could include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and recreation.

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10 Policy EC3 - Leisure and Visitor Economies

10.1 Policy EC3.1 - Leisure Facilities and Attractions

Leisure Facilities and Attractions

Proposals for major leisure facilities or attractions (excluding visitor accommodation) that involves more than 1,000m² of floorspace or 1ha or more of land will be permitted where:

- i. The site is within the main settlement area of Lancaster or Morecambe, preferably in a brownfield location within Morecambe which can provide a catalyst for regeneration within the locality, or is supported by a specific site allocation or an identified direction of mixed use growth set out elsewhere within the Local Plan System; or
- ii. It is for the expansion of an existing leisure facility or attraction in the countryside and is in scale and character with its location and complies with other relevant policies within this Development Management DPD; or
- iii. It is for the conversion of suitable existing buildings in the countryside and the proposal complies with other relevant policies within this Development Management DPD.

Proposals for minor leisure facilities or attractions involving less than 1,000m² of floorspace or 1ha of land will be acceptable in the above locations and where the proposal:

- iv. Is located within an existing settlement area, preferably in a brownfield location, or within a complex of existing rural buildings;
- v. Is accessible to a variety and means of transport, including public transport;
- vi. It does not result in an adverse impact on the visual amenity within the locality;
- vii. Provides facilities to assist with the improvement of the Strategic Green Infrastructure within the locality; and
- viii. With regard to rural buildings, the proposal satisfies the relevant criteria of Policy EC2.2.

Any proposals which is expected to generate significant footfall will be expected to provide a travel plan in accordance with Policy EC5.3 of this document.

All proposals for leisure / visitor facilities should have due regard to all relevant planning policies within the Development Management DPD. In particular developments which are likely to increase harm through visitor pressure within internationally designated wildlife sites would not be supported.

10.1 The Council believe that there are opportunities to encourage and enhance further growth in the District's leisure economy, with attractions including the historic town of Lancaster, the coastal town of Morecambe, the rural landscapes of the Lune Valley and the protected landscapes of the AONB's.

10.2 The Council will seek to support the development of leisure facilities and attractions in sustainable locations within main urban settlements with the primary aim of the Local Plan to direct appropriate and desirable leisure facilities towards Morecambe to aim ongoing regeneration within the town. Particularly as a key focus for Morecambe is the natural environment and natural tourism.

10.3 This policy seeks to provide a positive framework for promotion of leisure facilities in the District for the benefit of both local people and visitors to the District. Directing most of the leisure / visitor related development to the main settlements of Morecambe and Lancaster can assist in strengthening their viability as centres, ensuring that facilities can be accessed by a range of transport modes and protecting the natural environment.

10.4 The Council recognise the benefits that the leisure economy can have on the rural economy, through the creation of new businesses, new jobs and more money within the local area. Therefore development of leisure facilities in the countryside will be supported in principle but only in appropriate locations and where it is demonstrated that adverse impacts will be minimised.

10.2 Policy EC3.2 - Visitor Accommodation

Visitor Accommodation

Hotel Accommodation

Proposals for hotels should normally be located within town centre locations as designated in the Land Allocations DPD.

Proposals which involve the development of hotel uses located outside of defined town centre locations will be expected to demonstrate, through the use of the Sequential Test set out in Appendix A of this document, that no sequentially preferable sites exist, whether this be in a town centre, or, in the case of out-of-town proposals, edge-of-centre locations. This approach is in accordance with Paragraph 24 of the National Planning Policy Framework.

All proposals for hotel development will be expected to demonstrate that the location is accessible to a range of transport uses and public transport.

Other Visitor Accommodation

Proposals for other visitor accommodation, including Bed & Breakfast, Self Catering Accommodation (excluding Log Cabins and Chalets) will be acceptable where the proposal:

- i. Is on a site within the existing built-up area of Lancaster, Morecambe, Heysham, Carnforth or smaller settlement which provides a sufficient level of basic service provision, preferably in a brownfield location; or
- ii. Is on a site which has a specific site allocation or an identified direct of mixed use growth set out elsewhere in the Local Plan System; or
- iii. Provides accommodation of an appropriate nature and scale to meet the needs of an existing visitor facility or attraction and is located adjacent to the facility or attraction; or
- iv. Is for the conversion or re-use of suitable existing rural building(s) and the proposal complies with other relevant policies within this document, particularly the criteria set out in Policy EC2.2

Proposals which relate to other types of visitor accommodation, including Caravans (both Static and Touring), Log Cabins and Chalets, should be considered under Policy EC3.3 of this document.

10.5 To promote the District of Lancaster as a attractive destination for visitors it is essential to offer a good range of quality accommodation in attractive, accessible locations. Government guidance considers that hotels should be located in sustainable town centre locations and therefore proposals for hotels should be focused on the main centres of Lancaster and

Morecambe in the first instance. Town centre locations are the highest priority for the provision of new accommodation as these will best facilitate linkages with shops, restaurants and other facilities.

10.6 Visitor accommodation can take many forms ranging from substantial hotels, through to smaller bed and breakfast establishments to holiday cottages and holiday chalets. Proposals for smaller scale visitor accommodation may be acceptable beyond town centres and into rural locations, provided their scale is in accordance with the surrounding area. This may be as guest houses or farm related visitor facilities, particularly where proposals can benefit from conversion of existing buildings worthy of retention.

10.7 It is acknowledged that an important aspect of visitor accommodation is the provision of caravan and camping sites, for static and touring uses. However, the Council recognises that this is such a sensitive issue within the District that a separate policy is required (Policy EC3.3) to deal with this issue.

10.3 Policy EC3.3 - Caravan Sites, Chalets & Log Cabins

Development of Caravans, Chalets and Log Cabins

Within the Arnsdale / Silversdale and the Forest of Bowland Areas of Outstanding Natural Beauty (AONB), proposals for new static or touring caravan sites, or the extension of existing sites will not be permitted.

Caravan Development

Proposals for new static and touring caravan sites, or extension of an existing site will be supported in principle in appropriate locations within the District and outside of designated areas of protected landscape subject to the following criteria:

- i. That priority is given to the re-use of brownfield land, provided that it is not of high environmental value, for such proposals and where greenfield sites are identified it should be demonstrated that no alternative brownfield sites exist in the locality;
- ii. The proposal includes a satisfactory landscaping scheme and does not result in any detrimental impacts on the visual amenity of the locality;
- iii. That the layout retains natural on-site features and provides compensatory planting and other nature conservation measures within or near the site; and
- iv. That the proposal has no adverse impact on the capacity of the local highways network, highway safety and other important local infrastructure.

Development of Chalets, Log Cabins and Purpose Built Holiday Accommodation

The Council will consider the development of proposals involving proposals relating to Chalets, Log Cabins and Purpose Built Holiday Accommodation subject to criteria (i) to (v) above and:

- v. Be of a scale and design appropriate to the locality and does not have any detrimental impacts on the local landscape, particularly in areas such as the AONB; and
- vi. Makes use of appropriate materials which are sympathetic to its locality.

Occupancy of Caravan Sites, Chalets, Log Cabins and Holiday Accommodation

The Council will seek to regularise the duration of opening of existing holiday accommodation within the District (including caravan sites, chalet and log cabins) the Council will be sympathetic towards proposals which seek to extend their seasons of opening to provide holiday accommodation for the whole year. Proposals which seek to extend their duration of opening and occupancy will be permitted were:

- vii. There would be no significant impacts on the surrounding visual amenity or on nature conservation interests;
- viii. There are no adverse impacts on local infrastructure and highway safety;
- ix. An appropriate on-site improvements are agreed with the local planning authority and implemented before the extended opening season begins; and
- x. The accommodation will remain in a visitor use only and is not used for permanent residential occupation.

Whilst the Council will be sympathetic towards proposals to extend seasons of opening to provide enhanced visitor opportunities, the Council maintain a strong position over holiday accommodation being used and occupied all year round. Occupancy conditions will be enforced by the Council where it is considered to be expedient and appropriate to do so in accordance with the Council's adopted Planning Enforcement Charter (2011).

To ensure that proposals comply with criteria (x) applicants will be expected to enter into a legal agreement to ensure that the units on the site are not subject to permanent occupancy. Through this legal agreement the Council will expect that the owners of caravan sites will supply information on any permanent residents to inform a register of Caravan Sites and occupancy.

Caravan Sites in the District

10.8 The District contains a large number of touring and static caravan sites which draw on the unique character of the locality. Although it is recognised that caravan sites provide a valuable source of visitor accommodation and can contribute significantly to the local economy and the sustainability of rural settlements, they can also have significant impacts on the local amenity of the area, through the creation of traffic or their impact on the local landscape.

10.9 The geographical location of Lancaster District, along with the unique and important landscapes and habitats it contains results in a significant pressure on growth and usage of caravan sites. The Council recognise the significant pressures which exist for caravan development, both in terms of pressures in the growth of existing sites and the creation of new caravan sites to meet demands from visitors.

10.10 However, the unrestricted growth of visitor accommodation, particularly in sensitive locations, will not be permitted by the Council. Should visitor accommodation not be restricted appropriate and maintained then no permission for new visitor accommodation can be granted

in rural areas. Therefore the Council will seek to ensure that more enforcement is taken on the management of existing sites and pitches through the preparation of a 'Camping Sites Register' which will monitor the number of sites and pitches and seasons of occupancy.

Proposals for New Caravan Sites

10.11 The Council will seek to protect the most sensitive landscapes in the District, particularly those designated as Areas of Outstanding Natural Beauty (AONB), from development which may have a negative impact on the quality of local landscapes and setting. Given the significant caravan site provision that exist within both the Arnside / Silverdale and Forest of Bowland AONB's the Council will not permit any further extensions of existing sites within these areas and will resist proposals for the creation of new sites.

10.12 Whilst proposals for new caravan sites, or the extension of existing sites will not be permitted within AONB's, the Council will be more supportive towards the development of sites in appropriate and suitable locations outside of the AONB.

10.13 Any proposals for new caravan sites should be located in close proximity to existing visitor facilities outside of the AONB's which have been identified within Policy VISIT1 of the Land Allocations DPD which will assist in generating visitors number for their sustainability in the long-term.

10.14 Proposals for caravan sites should be accessible to local settlements which offer local services, facilities and reduce the needs to travel by car. To provide further protection to the natural environment and local amenity, proposals will be expected to be appropriately sited to their setting and location and reduce their impact on the surrounding landscape through sensitive landscape design and any other complimentary measures. The Council would encourage proposals to work towards the development of 'Quality Assured' accommodation.

10.15 The Council will support the improvements to facilities at existing caravan sites, in terms of improved toilet blocks and other ancillary infrastructure provided that it is demonstrated that such improvements will aid the visitor experience and will not have any detrimental impact on it surroundings. Any proposals should have due consideration to all relevant policies within the Development Management DPD.

Seasons of Opening for Caravan Sites

10.16 In recent years there has been significant pressure for longer opening seasons for caravan sites. Whilst benefits to the local economy will exist from extensions to opening there can be significant implications from such proposals, both on the surrounding landscape and amenity and the conservation of site itself. Increased returns arising from a longer season must be reflected in on-site improvements. Proposals must be accompanied by enhancement proposals.

10.17 Whilst the Council will be sympathetic toward proposals for extensions to opening on caravan sites, the Council will retain a strong position over the seasons occupancy and will seek to ensure that extended seasons of opening does not result in unauthorised permanent occupation of caravans.

10.18 The Council will expect that any caravan site operators which have been granted permission for an extension of opening to a all-year-round basis to enter into a legal agreement with the Council to ensure that permanent residency does not occur without prior planning permission. Where any reported breaches in planning permission occur in relation to occupancy the Council will investigate and where expedient action will be taken.

Chalets and Log Cabins and Purpose Built Holiday Accommodation

10.19 Development proposals which involve the creation of semi-permanent visitor accommodation, including chalets and log cabins, will be supported by the Council in the appropriate locations provided the occupancy can be restricted.

11 Policy EC4 - Employment Requirements

11.1 Policy EC4.1 - Proposals Involving Employment Land & Premises

Proposals involving Employment Land and Premises

Proposals for Employment Purposes on Non-Allocated Sites

Proposals for employment generating uses (B1, B2, B8 and appropriate Sui Generis uses) which seek to utilise previously developed land or existing premises which are not within designated employment areas will be supported by the Council provided that the following issues are addressed:

- i. That there is sufficient access and capacity in the local highways network to accommodate the proposed use;
- ii. That there is no detrimental impact on local amenity, in terms of impacts to the natural environment and residential amenity;
- iii. That the proposal is in accordance with the design guidance provided within Policy CS1 of the Development Management DPD and any other accompanying design guidance which is relevant to this proposal.

Any proposals for employment uses within rural areas of the District will be expected to comply with Policy EC2.2 of this document.

Proposals which generate significant levels of employment should be located in accessible locations which can be safely access by a range of public transport modes and provide sufficient and appropriate levels of car parking provision in accordance with Policy EC6.3 and the details of Appendix C of this DPD.

Proposals which, as a consequence, will generate significant traffic movements may also be required to provide a Travel Plan in accordance with Policy EC6.4 of this document, which will set out how excessive travel movements can be mitigated and green travel patterns encouraged. The requirement for a travel plan will be assessed by the Council on a case-by-case basis.

Loss of Employment Land and Premises for Alternative Uses

The Council will seek the retention of land and buildings which are in an active employment use, have a previous history of employment use, or are still has an economic value worthy of retention. Proposals which involve the use of employment land for alternative uses, such as residential, will only be permitted where:

- iv. It has been demonstrated, through a satisfactory and robust marketing exercise which has taken place over an extended period of time, that an ongoing employment use on the site / premises is no longer appropriate or viable. Such a marketing exercise should demonstrate that the site and/or premises has been marketed at a realistic prices for both the existing use and for redevelopment (if appropriate) for other employment uses;
- v. The location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements or surrounding land uses that would make a continuing employment use inappropriate.

Any proposals should have due consideration to all relevant policies within the Development Management DPD including Policy EN2.1 in particular.

Proposals for Employment Uses on Non-Allocated Sites

11.1 Proposals which seek to re-use previously developed land and / or existing buildings for employment purposes which are not formally designated for employment will be supported in principle by the Council. Proposals in non-designated areas should seek to ensure that there are no detrimental impacts resulting from the proposal, particularly in terms of accessibility, residential amenity and the local environment.

11.2 Where it is expected that development proposals will generate significant footfall and traffic movement, special attention should be given to the accessibility issues to the site, via public transport or through cycling and walking. In particular cases the Council may require a proposal to be accompanied by a travel plan which should seek to mitigate and reduce traffic movements to the proposal. Such requirements will be assessed and agreed on a case-by-case basis depending on the potential impacts of the proposal.

The Loss of Employment Land and Premises for Alternative Uses

11.3 The Council recognise that the importance that employment land has within the local economy, business and commercial premises provide job opportunities for local people and presents opportunities for investment into the local economy. The cumulative loss of employment sites will have an adverse effect on business, employment and on the character of the District.

11.4 As noted in the National Planning Policy Framework, the Council will not seek to retain employment uses which can no longer be retained for employment or commercial purposes, whether this is due to the location or condition / state of the buildings or site. However, there is an expectation from the Council that any proposals which involve the loss of employment / commercial premises or land should demonstrate that such uses are not longer appropriate or viable for the site.

11.5 It is expected that applications should be supported with information which clearly demonstrates that the premises or site has been marketed for employment / commercial premises for an extended period, normally a minimum of two years, at a realistic price. The

Council will decide if the marketing is sufficient and appropriate. Any proposals which do not have this supporting information will generally be refused planning permission unless exceptional circumstances can be demonstrated.

11.6 The marketing of the property / site should initially be for the site in existing use or for acceptable alternative employment uses, such as B1 offices and if these are not practicable then alternative employment generating uses or uses identified for community purposes. Only when such alternative uses have been realistically considered will proposals seeking to re-use employment land / premises for residential purposes be considered.

11.7 The Land Allocations process has sought to rationalise the employment land stock in the District, ensuring that employment land which has no realistic opportunity to return to an employment generating use has been allocated for alternative purposes. Therefore the remaining employment land stock is considered as of value and should be retained. In times of limited demand relating to the economic recession, employment land should not be released to other uses because this reduction in demand is likely to be relatively short terms and the loss of employment land to non-employment uses (such as residential) is irreversible. The Council should also be mindful of the need to preserve industrial land for an range of employment and economic needs.

11.8 Local service trades such as builders yard's, car repair or skip hire provide useful services to residents and other businesses in the District as well as a source of local employment opportunities. Small firms such as these often find it difficult to acquire suitable affordable premises and the high value of land for other uses creates pressure for redevelopment for higher quality and priced accommodation even though many starter businesses require cheaper accommodation and smaller incubator units. Attempts to market premises should be on the basis of their present condition, and not on their potential for redevelopment in other employment uses, or proposing housing as the only viable option for the future.

11.2 Policy EC4.2 - Small Business Generation

Small Business Generation

The Council will support proposals which involve the creation or sustainable expansion of small businesses within the District, subject to the following criteria being met:

- i. The site is located within the built-up areas of Morecambe, Lancaster, Heysham, Carnforth or a smaller rural settlement, an identified employment area or a site specifically allocated for that type of use; or
- ii. The proposal is for the expansion of an existing business with its existing site; or
- iii. The proposal is for the conversion or redevelopment of suitable existing buildings in accordance with other relevant policies within this document.

11.9 It is recognised that small businesses and emerging economic sectors fulfil an important role in the District's economy and can help promote sustainability by providing jobs in rural areas of the District as well as contributing to the diversity of employment within more urbanised centres.

11.10 Paragraph 21 of the National Planning Policy Framework suggests that Local Plan's should *"support existing business sectors, taking into account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area."*

11.11 In support of the policy position within the NPPF, Policy EC4.2 will seek to encourage the growth of new business and emerging economic sectors in both urban and rural locations. It is anticipated that a sympathetic policy approach and maintaining a flexible supply of land / buildings for business uses will be important in assisting in recover of the economy. Such an approach will allow for existing established business to grow sustainably and will help new business opportunities which wish to invest in the local area and create jobs for local people.

11.12 Whilst at a national level priority is given towards economic recovery, it is important that within the planning system a balance is retained between the need to create invest and jobs and the need to protect the character and amenity of the District. Therefore whilst this policy offers significant support for economic growth, any proposals should have due consideration to all relevant policies within this DPD, particularly in relation to any specific impacts on the locality that could result from possible development.

12 Policy EC5 - Enhancing Energy Opportunities

12.1 Policy EC5.1 - Renewable Energy Generation

Renewable Energy Generation

Lancaster Council is committed to the transition to a lower carbon future and will seek to maximise the proportion of energy generated in the district from renewable and low carbon sources where compatible with other sustainability objectives.

Proposals for renewable and low carbon energy schemes which offer opportunity to contribute to this future will be supported where the following criteria are met:

- i. The proposal together with their ancillary development would not have an unacceptable adverse effect or cumulative adverse effect either by scale, siting or design on the landscape, biodiversity, geodiversity, townscape and historic assets of the district;
- ii. Any noise, dust, odour, traffic or other impact of development is mitigated so as to ensure that there are no significant adverse effects on the amenities of nearby residents; and
- iii. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects.

In areas of national importance, as identified in the NPPF, large-scale renewable energy infrastructure will only be permitted where it can be demonstrated that the objectives of the designation are not compromised. Small-scale developments will be supported where they are sympathetically designed and located, including any necessary mitigation measures and meet the criteria above.

The City Council will expect developers to work with the local community in developing proposals for renewable and low carbon energy and demonstrate how the concerns and requirements of the local community have informed the submitted proposal.

Developers will be expected to provide evidence to support their proposals including landscape, visual and ecological assessments (including where required an Environmental Impact Assessment (EIA) and HRA as appropriate) and to demonstrate that any impacts can be satisfactorily mitigated where negative impacts cannot be removed solely through site selection. Mitigation and compensatory measures should be investigated as part of this process.

When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.

Proposals for wind energy will also be assessed against criteria in Policy EC5.2.

12.1 Increasing the deployment of renewable and low carbon energy together with energy efficiency improvements are key to the battle against climate change, aiding the transition from a high to low carbon economy and providing the diversity needed to ensure long term security of energy supply at the local level. Such schemes offer opportunity to provide secure locally generated electricity and heat which can either provide on-site power to local developments or be exported to the national grid for wider distribution, helping secure national energy security.

12.2 Lancaster district has the potential to be at the forefront of this transition with its topography and natural assets creating opportunity for increased deployment across a range of renewable and low carbon energy technologies. This must however be balanced with the need to protect the district's high quality landscapes, many of which are protected by international and national designations.

12.3 This is supported by recently published evidence on potential deployment capacities for different renewable energy technologies prepared by external consultants SQW Ltd on behalf of Lancashire County Council. External consultants SQW Ltd were commissioned by Lancashire Council to look at resource capabilities for different renewable energy technologies on an area basis and provide information on the likely deployment of these technologies up to 2030. Based on this information they identify a deployable potential in Lancaster district of 97MW by 2030. This takes account of current generating capacity and then based on identified constraints factors in a more realistic mix of technologies appropriate to the resource capabilities of the area. A summary of the anticipated breakdown of this potential is provided below.

Technology	Existing deployment at 2011	Anticipated deployment 2020	Anticipated deployment at 2030
Commercial wind	16	44.7	59.3
Small scale wind	0	3.8	6.5
Plant biomass	0	0.3	0.4
Energy from waste	4.8	5.1	3.4
Small scale hydro	0	0.4	0.4
Microgeneration	0.2	11.4	26.9
TOTAL	21	66	97

Table 12.1 Renewable Energy Deployment Projections, 2020 and 2030

12.4 All projects, regardless of their size, will, subject to the satisfaction of the above criteria, be supported by the council. The City Council recognises that small scale projects still make a valuable contribution to renewable energy generation as well as national targets

for the reduction in greenhouse gas emissions. These schemes also offer opportunities to add direct benefits to local communities by meeting their local needs, providing local ownership of their future energy use and helping in the fight against fuel poverty.

12.5 In delivering proposals the City Council will look to negotiate, where appropriate, community benefits for the local area. This could include the provision of education opportunities for local schools as well as opportunity for shared ownership.

12.6 In delivering future proposals the City Council will seek to create a positive and enabling environment for increased deployment working with developers and local communities to ensure the delivery of appropriate and well planned proposals whilst also ensuring the protection of the district's landscape, environmental and townscape assets. This is especially relevant for Lancaster district with large areas of the district protected by environmental designations.

12.7 Future proposals together with their ancillary development which would result in unacceptable adverse effects, either individually or in conjunction with nearby developments, to these assets will not be supported. The Landscape Character Assessment (1999) for the county and local Conservation Area Appraisals will be among key tools in assessing potential impacts.

12.8 As outlined in the policy the City Council are committed to the transition to a low carbon future. Proposals that offer the opportunity to contribute to this future will be supported where compatible with the above policy and where impacts can be satisfactorily addressed. Where impacts are identified the council will require applicants to demonstrate to its satisfaction how impacts have been minimised, how impacts have been mitigated and finally where relevant what compensatory measures are proposed to support the scheme sufficient to outweigh any outstanding impact.

12.2 Policy EC5.2 - Wind Turbines

Wind Turbines

Proposals which involve the generation of energy by wind, including ancillary equipment and associated infrastructure, will be supported subject to the satisfaction of the following criteria, including:

- i. They do not have a significant adverse effect, either alone or cumulatively, on the landscape character and value. This includes impacts both in urban and rural settings;
- ii. Where located on agricultural land opportunity has been sought to protect the most valuable land;
- iii. Adequate and appropriate access can be provided to the site having regard to landscape, biodiversity and amenity impacts;
- iv. Hydrological and drainage impacts have been fully assessed and appropriate mitigation measures included to reduce and mitigate impacts;
- v. They do not have an adverse significant visual, noise or 'shadow flicker' impact on local residents and sensitive users;
- vi. They do not adversely impact on areas of ecological value, especially protected species and habitats, or fragment the migration routes for protected bird species. The principles of Policy EN2.1 would apply;
- vii. The integrity of areas of deep peat are not adversely affected, including by dissection for access roads;
- viii. The electro-magnetic impacts on aviation / marine navigation systems and safety and 'line of sight' communications are adequately addressed;
- ix. Social and economic impacts are addressed including any potential impacts on tourism;
- x. Impacts on television and broadband reception are adequately addressed;
- xi. Impacts on public rights of way and bridleways are addressed; and
- xii. Evidence of the wider environmental, economic and social benefits of the scheme would outweigh any residual harm that remains.

Developers will be expected to provide evidence to support their proposals including landscape, visual and environment assessment and to demonstrate that any adverse impacts can be satisfactorily mitigated where negative impacts cannot be removed solely through site selection and design.

12.9 Lancaster is identified as a district with considerable potential for renewable energy generation, especially from wind energy. High wind speeds across large areas of the district mean that it is well placed to capitalise on this resource, with wind energy offering significant potential to deliver low carbon energy and contribute to national and local renewable energy and greenhouse gas reduction targets.

12.10 This is demonstrated by the findings of the SQW Study which identified greatest potential for wind energy. 61% of the 97MW deployable capacity in the district by 2030 is anticipated to come from commercial wind.

12.11 The size of development can vary significantly from large scale wind farms which incorporate a number of wind turbines to a small scale single turbines serving individual properties and businesses. This policy approach applies to all scales.

12.12 In submitting planning applications, applicants will be expected to submit supporting information and evidence proportionate to the scale of development proposed. This should reflect the latest best practice and include landscape, visual and ecological assessments. The Landscape Character Assessment for the County and local Conservation Area Appraisal will be among key tools in assessing potential impacts.

12.13 In considering small scale proposals the council will require evidence of how siting has been determined taking into account the constraints of the site and the opportunities for micro-siting to reduce impacts. Larger scale proposals will already have undertaken this work as part of site selection with this already evidenced as part of the Environmental Impact Assessment process.

12.14 Whilst offering the greatest technical and economic potential it is recognised that wind energy is also often one of the more controversial renewable energy technologies, provoking strong feelings from local communities, particularly in relation to residential and visual amenity. There are also likely to be concerns over impacts on local biodiversity and ecology through the turbines themselves as well as any associated ancillary development. This can include impacts of migrating birds and disturbance to peat deposit and other important habitats and species.

12.15 Where impacts are identified the Council will require applicants to demonstrate to its satisfaction how these have been reduced through appropriate mitigation including careful siting and design. This could include the use of existing landforms to limit visual impacts on sensitive views and local amenity, creating a design layout which is sympathetic to the local landform and neighbouring land-uses and limiting the impact of cabling, tracks, hard-standing and buildings by underground avoidance and restoration as well as the use of sympathetic materials in construction.

12.16 The siting of turbines may also have implications for the flight paths of aircraft and important radar communication systems. It is the responsibility of the applicant to consult and work with the organisations responsible for these systems. Early consultation with the relevant organisations can help with the siting of proposals and ensure that mitigation measures are investigated and developed.

12.3 Policy EC5.3 - Upgrades to the National Grid

Upgrading the National Grid

The upgrading of the National Grid system through the District, as part of the overall upgrade project for the wider North West Region will be supported by the Council provided that:

- i. It can be demonstrated that the routes and technologies chosen mitigate as far as possible the inevitable environmental effects that result from this proposal, this should seek to deliver underground routes as far as technically, economically and practically as possible;
- ii. The route chosen does not compromise the landscape value of the District, particularly specially designated landscapes such as the Arnside / Silverdale and Forest of Bowland Areas of Outstanding Natural Beauty (AONB);
- iii. The proposal would not result in a significant adverse impact on nature conservation interests;
- iv. It is ensured that appropriate mitigation measures are put into place to minimise the impacts on residential amenity on properties in close proximity to the route; and
- v. The proposals are capable of being constructed without undue disruption to the economic well-being of the District, particularly in relation to road closers and other means of construction disruption.

12.17 The National Grid supplies electricity from sources of electricity generated, such as power stations, to homes and businesses across the country. The National Grid is a critical piece of the economy that is of National Importance. Locally, the Grid system runs North / South through the District utilising the M6 Corridor, running within close proximity to areas of significant landscape importance. This is particularly in areas such as Arnside / Silverdale and the Forest of Bowland that have been designated as Areas of Outstanding Natural Beauty (AONB), these areas have been specifically designated for their landscape importance and scenic beauty, and as such they are afforded the highest status of protection.

12.18 The Council recognise that the National Grid is a vital component for both the national and local economy and recognise that there is an overriding need for the upgrading of the existing Grid system. This existing system is reaching capacity due to the demands for electricity from both domestic and commercial customers, therefore the principle behind upgrading this system is accepted.

12.19 It should be noted that decisions over the scope, design, location and nature of the National Grid upgrade will not be decided at a local level through the Local Planning Authority. Decisions on this development will be taken Nationally via the Infrastructure Commission. Accordingly, the Council will only be a consultee within this process but will ensure that following issues are made clear:

- The impacts that the proposals will have on the surrounding landscape should be mitigated against through the sensitive and sympathetic design and siting of powerlines;
- That any adverse impacts upon residential amenity of people who live close to the proposed route is mitigated against through the sensitive and sympathetic design and siting of powerlines;
- The disruption in the local area through the construction phases are kept to a minimum.

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13 Policy EC6 - Transport, Accessibility and Connectivity

13.1 Policy EC6.1 - Enhancing Accessibility and Transport Linkages

Enhancing Accessibility and Transport Linkages

The Council will seek to ensure that development proposals, particularly those which will generate significant footfall, are located where sustainable travel patterns can be achieved, with more higher density mixed-use development located in accessible centres or in close proximity to main public transport routes. Proposals should minimise the need to travel, particularly by private car, and maximise the opportunities for the use of walking, cycling and public transport.

Development proposals should seek to:

- i. Make the best use of existing public transport services and where appropriate provide opportunities for improving and sustaining the viability of those services;
- ii. Ensure that there is convenient access for walking and cycling to local facilities;
- iii. Create buildings and places that are easily accessible for the whole community, particularly those with disabilities;
- iv. Develop an innovative and flexible approach to the delivery of public transport in rural areas of the district;
- v. Make appropriate provision for parking in accordance with the car parking standards set out in Appendix 1 of this document, in terms of both the number of spaces provided and their location in relation to the development, to encourage sustainable travel patterns and avoid congestion caused by excessive on-street parking.
- vi. Be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles, such as highway safety, excessive volumes of traffic, fumes and noise.

Where proposals are not able to achieve this, it must be clearly demonstrated through the preparation of a travel plan that mitigation / compensatory measures will be put in place to improve the accessibility to the site. In cases where the Council concludes that such issues have not been satisfactorily addressed through a travel plan and application process then development proposals will be resisted.

In appropriate circumstances the Council will expect development proposals, particularly those which will generate significant impacts on the local highway network, to contribute towards improvements to the highways infrastructure, new facilities and services which promote sustainable transport patterns and improved accessibility, particularly transport improvements set out within the Lancashire County Council's Local Transport Plan (LTP) and the forthcoming Masterplan for Lancaster, which is also being prepared by Lancashire County Council.

Development proposals should seek to maximise the efficiency of capacity on the existing transport and highway network. Where such capacity is insufficient, the provision of new transport and highway infrastructure will be sought as a priority. In the case of new development, such provision will be sought either in parallel or before commencement of development.

The Council will support and work in partnership with all relevant stakeholders to address the issues of rural connectivity and the provision of sustainable and flexible transport networks for rural settlements in the District.

13.1 This policy seeks to build on Policy E2 of the Lancaster District Core Strategy to provide a planning framework which can assist in the delivery of sustainable travel patterns in the District, prioritising the roles of sustainable methods of transport such as cycling, walking and the use of public transport.

13.2 Enhancing and promoting less environmentally damaging modes of transport is key to the future delivery of transport within the District. Indeed, the National Planning Policy Framework emphasises the need to promote sustainable transport choices within land-use decisions and prioritise and promote accessibility of site to essential facilities by public transport, walking and cycling and to reduce the need to travel, especially by car.

13.3 Development proposals will be expected to deal with the issues of sustainable locations, where appropriate and ensure that buildings which generate significant levels of footfall are accessible, both by a wide range of transport methods and to all members of the community.

13.4 In accordance and supplementing Policy CS1 of this document, development proposals should seek, through their design, construction and operation phases to address issues of car parking and safe highway access. Appropriate design features should ensure that congestion around the site is minimised and that a safe highway environment is achieved.

13.5 Development proposals which generate a significant proportion of footfall and traffic generation, in accordance with Policy EC5.4 of this document, will be expected to prepare a Travel Plan which sets out the potential implications on local transport networks and linkages and how any negative implications will be addressed through mitigation and compensatory measures. Development proposals which the Council believes will generate a significant highway impact but fail to address such issues through an appropriate travel plan will not be permitted.

13.6 Proposals which generate significant levels of development and new traffic movement, particularly greenfield sites which have been suggested through the Land Allocations DPD, will be expected to provide or contribute toward necessary improvements to the local transport networks.

13.2 Policy EC6.2 - Walking and the Pedestrian Environment

Walking and Cycling

Walking

To protect, maintain and improve the pedestrian environment, the Council will ensure that development proposals seek to:

- i. Where possible, protect, maintain and improve the existing pedestrian infrastructure, including the Public Rights of Way (PROW) network;
- ii. Ensure that no adverse impacts are created for the pedestrian environment, particularly in relation of pedestrian safety, and provides appropriate pedestrian access for all sections of the community;
- iii. New development improves the safety and security of the pedestrian environment through the use of appropriate design and lighting.

Where development affects a Public Right of Way, the Council will expect that appropriate alternative routes and mitigation be provided as part of the proposal to address this issue.

Development proposals which seek to generate a significant level of footfall should be located within central and accessible locations which provide good access for pedestrians and have due considerations to the criteria set out above, guidance in Policy CS1 of this document and future supplementary guidance provided on this matter.

Cycling

To build on the previous success of Lancaster's designation as a 'Cycling Demonstration Town', the Council will ensure that development proposals do not adversely impact on the cycling network or cycle users and that proposals encourage greater opportunities for cycle use through good design, appropriate cycle access and sufficient, secure cycle parking facilities.

The Council will, where possible, support the growth of the cycling network within the District to encourage and maintain the growth in cycle usage as a viable and suitable form of transport and recognise the value of such a network in creating a coherent network of green infrastructure.

Walking and Pedestrian Environment

13.7 The pedestrian environment, and the opportunities for people to access key services via foot is acknowledged to be very important. Civic spaces and public realm should be accessible and inclusive for pedestrians. A good walking environment has been recognised to be beneficial to an individual's well-being whilst also bringing economic benefits to town centre locations.

13.8 By encouraging a range of uses, particularly key services, within either town or local centres, this policy aims to allow residents and visitors the ability to reach the facilities that they require without needing to travel long distances. For many this will involve walking for part of the journey so it is therefore important to ensure that the pedestrian environment is of a high standard.

13.9 The Council will seek to promote a safe pedestrian network within the District. A safe network means safety from other road users such as cars, vans, HGV's, buses or cyclists. Management of other road users including speed restrictions, sufficient widths, segregation where appropriate and well designed and positioned crossing facilities can reduce conflict between users. Well designed pathways, natural surveillance, appropriate levels of lighting, CCTV and good levels of maintenance can improve actual and perceived security. Such design features will be encouraged within new development.

13.10 The Council will seek to protect the established Public Rights of Way (PROW) within the District and development proposals which affect PROW should in the first instance seek to incorporate existing routes satisfactorily within the proposal. Where it is demonstrated that this is not possible the Council will expect proposals to provide adequate alternative arrangements through the diversion of existing routes.

13.11 Whilst the Lancaster City Council is not the highways authority for the District, the authority will work in partnership with key stakeholders, particularly Lancashire County Council, to identify areas for improvement and work to improve the pedestrian environment within the District.

Cycling Opportunities

13.12 There is a high proportion of cycle use within the District based on the success of Lancaster as a 'Cycle Demonstration Town', with cycling being seen as a sustainable and economic form of transport for local trips and leisure uses. It is recognised that there is further potential for growth in cycle use as an alternative to the private car for shorter journeys in the District, particularly in and around the urban areas of Lancaster, Morecambe, Heysham and Carnforth.

13.13 By ensuring that development proposals, particularly proposals which involve public uses, are located in accessible and central locations and provide for cycling in their design, it is expected that the growth in the use of cycling as a means of transport will increase further in the future.

13.14 There is already a substantial network of cycle routes within the District and linking out into national cycle networks. The Council will work with relevant partners to maintain and, where possible, extend this network to encourage future growth in cycle usage.

13.3 Policy EC6.3 - Vehicle Parking Provision

Vehicle Parking Provision

Car Parking

Development proposals will be considered acceptable where:

- i. The design of the proposal incorporates provision of car and cycle parking that accords with the levels and layout requirements set out in Appendix C 'Parking Provision' and where necessary a completed Accessibility Questionnaire;
- ii. The minimum levels of car parking for people with impaired mobility as set out are achieved; and
- iii. Parking facilities are shared where location and patterns of use permit.

Proposals which require a transport assessment will be expected to undertake an accessibility questionnaire which should form part of the overall assessment.

Cycle Parking

Adequate and secure vehicle and cycle parking facilities shall be provided to serve the needs of the proposed development. Car free development or development proposed which incorporates very limited car parking provision will be considered acceptable in appropriate central locations where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the need of potential users and the amenity of occupiers of nearby properties and other parking facilities

13.15 Development should provide adequate car parking to ensure that excessive levels of on-street parking are avoided, which could reduce highway efficiency and safety and adversely affect amenity issues. Standards for car and cycle parking are set out in Appendix C 'Parking Provision'.

13.16 The level of car parking provision in non-residential development varies significantly according to the nature of the use. Flexibility is required to reflect the availability of non-car alternatives which may influence the requirement for car parking spaces. In areas where alternative travel choices are available careful consideration of the availability of car parking spaces can help reduce car use, particularly where this is combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom adequate parking in convenient locations is essential.

13.17 Encouraging the shared use of car parking spaces, by taking advantage of activities where the peak demands do not coincide, can help reduce the overall number of spaces required. This in turn reduces the amount of land used. However, the conflict between peak

demand for residential parking and town centre parking prohibits the reliance on using public car parks for parking for residential users due to the potential adverse impact on the availability of car parking for town centre users.

13.4 Policy EC6.4 - Transport Efficiency and Travel Plans

Transport Efficiency and Travel Plans

To maximise opportunities for the use of sustainable modes of travel, development proposals should make appropriate contributions toward improvement in the transport network and transport infrastructure, particularly to facilitate walking, cycling and public transport use to encourage the use of alternative forms of transport away from the private car.

Proposals which would generate a high number of trips or visits, or generate significant traffic movements on the local highways network should be located in a sustainable locations which can be accessed through a variety of methods of transport. Proposals should not give rise to traffic volumes which exceed the capacity on the local transport network, nor cause harm to the character of the surrounding area.

To demonstrate the likely impacts of a development proposal a 'Transport Assessment' or a 'Transport Statement' may be required, depending upon the size and nature of the scheme and its potential impact. The requirement for such an assessment or statement should be agreed with the Local Planning Authority prior to the submission of a planning application.

A Travel Plan will also be required where the development involves significant residential, commercial or employment development or non-residential institutions including schools and colleges. Any Travel Plan will need to demonstrate that appropriate mitigation of transport impacts of the proposal can be achieved.

Transport Efficiency

13.18 All development introduces a level of change to the surrounding environment and new development will need to be well integrated into the local transport network so that the district will be able to accommodate growth in a sustainable manner. For larger developments both a transport assessment and travel plan will be required so that the transport impacts of development proposals are identified and addressed.

13.19 Transport assessment are required to assess the impact of development proposals on transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure. They are required to present qualitative and quantitative information about the anticipated transport and related environmental impacts before, during and after the implementation of the proposed development, including details of accessibility of the site by all transport modes of all users, including those with specialist requirements.

13.20 For major developments, applicants will be required to demonstrate that the transport assessment has informed the design of the proposed development and the travel plan. Development proposals shall meet the identified needs and address the anticipated impacts of the development through the design of the scheme. Effective management, including through the preparation of a Travel Plan when appropriate, should be identified and should include the appropriate mitigation of any impacts, including through planning contributions where appropriate.

Travel Plans

13.21 Travel Plans are a key management tool for implementing any transport solutions highlighted as a mitigation measure, and is one of the primary tools for mitigating the negative transport impacts of any development proposal. Travel Plans are required to detail the developer's response to any transport issue highlighted in the development proposal and deliver sustainable transport objectives with a package of measures to promote sustainable transport, including measures to achieve a modal shift to the most sustainable forms of transport such as walking and cycling.

13.22 A Travel Plan will be a requirement for large development proposals or proposals which is expected to have a significant impact on local transport networks. The Travel Plan will be required to set out the on-going management arrangement to deliver the outcomes of the Plan, a monitoring schedule and an outline of the approach taken to monitoring is an essential component to the Travel Plan, a monitoring period of at least 5 years will apply. Enforcement actions are required to be agreed prior to the granting of planning permission to plan for any unimplemented or failed measures.

13.23 For the purpose of clarity the term 'transport infrastructure' includes pavements, walking routes and other walking infrastructure and facilities, public transport and roads, waterways and infrastructure and facilities in relation to all other forms of transport.

14 Policy EC7 - Telecommunications & Broadband Connections

Telecommunications and Broadband Improvements

The Council will support the improvement and extension to telecommunication and broadband coverage and broadband speeds, particularly in rural areas which have poor or no service provision at all, providing that proposals accord with Paragraph 44 of the National Planning Policy Framework and that the following criteria are achieved:

- i. Installation equipment is sited and designed to minimise their visual impact on their surrounding landscape;
- ii. Proposals do not have a detrimental effect upon the character or appearance of the building and local amenity;
- iii. It has been clearly demonstrated that account has been taken over the need for additional capacity in the local area and that there is no reasonable possibility of sharing existing facilities.

The Council will not support proposals for telecommunications equipment which involve the use of Listed Buildings or buildings within a Conservation Area.

The principles of Policy EN2.1 would apply.

14.1 The use of telecommunications equipment, such as the mobile phone and the Internet have become essential parts of modern life. Whilst strong network availability exists within many of the urban areas in the District many rural communities suffer from poor access to mobile phone networks and Internet Broadband. To encourage growth and improvement to the telecommunications network and access to the Internet the Council will support, in principle, proposals for infrastructure required to facilitate that growth.

14.2 Whilst such support is provided in principle, it is recognised that such infrastructure, in inappropriate locations, could result in significant damage to the visual amenity of the locality and the character of the surrounding landscape. Therefore the Council will expect proposals to be appropriately sited and designed to minimise impact on its locality, whether this be to minimise impact on the landscape or to minimise impacts on a particular building or setting.

14.3 In general it will not be considered accept to locate satellite dishes and other telecommunications equipment on the frontage of buildings and other locations where they are visible from the public realm. The Council will also resist proposals which involve the siting of telecommunications equipment on Listed Buildings and within, or affecting the setting of, Conservation Areas.

15 Introduction

15.1 Along with the people who live and work in the District, the area's unique and beautiful natural environment also helps in defining its sense of place and individuality from other areas in the North West.

15.2 The District benefits from a range and diversity in the landscapes and townscapes which identify a rich cultural history and diverse natural environment. The Council recognise the importance of these features and assets and that the planning policies contained within the Development Management DPD provide the opportunity to ensure that these features and assets can be protected, not just for the enjoyment of people today, but so they can be enjoyed by future generations.

15.3 It is important that future development which either affects the natural / historic environment, either directly or indirectly, looks to protect those features or assets value and importance and seeks, where possible, to enhance these features through their proposals.

15.4 As with other sections of this document, the Council have prepared a vision to reflect the aspiration for the District's natural environment:

Environment Vision

The District of Lancaster has many landscapes, townscapes, buildings, habitats and environments which are special and contribute to the creation of unique sense of place for residents, businesses and visitors to the District. The Council recognises the importance in protecting these features both now and for future generations

16 Policy EN1 - Green Infrastructure

16.1 Policy EN1.1 - Green Spaces and Green Corridors

Green Spaces and Green Corridors

Green Spaces and Green Corridors

The integrity and connectivity of the green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the network of green spaces and green corridors in the district should be taken and development proposals which result in severance of a green corridor will be resisted by the Council.

Individual green assets should be retained wherever possible, particularly in relation to spaces which have a recognised value, whether this be a community or environmental value. Any development proposals which involve the loss of valued green space will be resisted by the Council. Where appropriate development proposals should seek to integrate green spaces and green infrastructure into development proposals.

The loss of green infrastructure will only be acceptable where it is allowed for as part of the development plan process, and is necessary, on balance, to achieve the policy aims of the Core Strategy. In such instances it would be expected that replacement habitat / provision be provided which is of an equal or better standard (in quantitative and/or qualitative terms) than existing.

Development proposals should incorporate new and/or enhanced Green Infrastructure of an appropriate type, standard and size and reflect the needs for the area set out within the Council's 'Open Space Assessment' or successor documents. Where on-site provision has been demonstrated not to be possible, or the Council is satisfied that on-site provision is not beneficial or appropriate, financial contributions will be sought to create new facilities off-site or enhance and improve existing provision to meet the needs of the community.

Proposals for major development should be accompanied by an audit of the green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

The Council will expect proposals for new residential development to provide for improvements to open space, either through the provision of open space within the development proposal or through a financial contribution toward the creation of open space off-site or the enhancement of existing open space. Development proposals will be expected to comply with guidance set out within future Supplementary Planning Documents on this issue.

Allotment Provision

Existing Allotments which are recognised to have a significant value to the community will be protected and enhanced as set out in REC2 of the Land Allocations DPD. The Council will support the provision of new allotment facilities and other food growing places where opportunities arise and a clear need is demonstrated.

Garden Provision

The Council recognise that garden space, particularly in urban areas, is a vital source of green space to residents and of significant importance to natural habitats. The loss or reduction of garden space in urban areas could lead to a decrease in quality of life and a significant impact on the natural environment therefore the Council will resist proposals which seek to replace garden space in urban areas with built development.

16.1 Green Infrastructure assets include open spaces, recreation areas, parks and gardens, allotments, biological and geological conservation sites, landscape features, rivers, waterways and watercourses, woodland, street trees and planting, orchards, village greens, green roofs and walls, cycle routes, pedestrian walkways and public rights of way, green corridors and open countryside. This policy seeks to address the issues of green spaces and green corridors and the beneficial roles, socially, economically and environmentally, that such features can contribute to the locality.

16.2 The Council will retain a presumption toward the protection of green spaces and green assets, particularly where it has been demonstrated that they provide value, either economically, environmentally or have a social value to the community it serves. Development proposals which involve the loss of such spaces will be resisted by the Council unless it has been demonstrated that the benefits delivered by the proposal outweigh the loss of open space and the lost open space is replaced with facilities of equal if not better standard than those existing in a suitable and accessible location.

16.3 The Council have prepared an Open Space 'PPG17' Study which sets out the location of existing open space provision within the District and the existing and future needs and deficiencies within the District. The Council recognised that the PPG17 Study represents a key piece of evidence in relation to this topic and will expect applicants to have due consideration to the content and recommendations of this document or successor documents on this topic area.

16.4 Following the adoption of this Development Management DPD, the Council fully intends to prepare a Supplementary Planning Document (SPD) on the issue of open space provision within new development. It is anticipated that this SPD will set out the Council's requirements for on-site open space provision within development proposals or where it would be more appropriate for financial contributions to be made to create new open spaces off-site or contribute towards the enhancement or improvement of existing spaces. Once adopted, the Council will expect applicants to have due consideration to the guidance provided in this document.

Green Spaces and Green Corridors

16.5 The diagram below illustrates the strategic green infrastructure network in the District and shows how this strategic network relates to and links with the surrounding areas. Whilst this diagram is indicative and should not be considered to be a precise guide it does provide a broad indication of the strategic areas of green space and important links in the District.

[Insert a Diagram which is similar to that found in Figure 6 of the Lancaster District Core Strategy]

Allotment Provision

16.6 Allotments are an important element of open space and of a significant range of benefits for people, communities and environments. They provide recreational value to their users, support biodiversity and landscape quality, contribute to physical and mental well-being and provides the opportunity to grow fresh produce and contribute towards a healthy lifestyle that is active, sustainable and socially inclusive.

16.7 There are currently 21 allotment sites within the District, providing approximately 19 hectares of land for the growing of food. Despite this provision there remain long waiting lists and the demand for allotment space continues to increase, with the greatest levels of both supply and demand in the Lancaster area. Further details on allotment provision and future requirements can be found within the Lancaster District Open Space Assessment 2010 (a refresh of the PPG17 Open Space Study) which can be found on the Council [webpages at www.lancaster.gov.uk/planning-policy](http://www.lancaster.gov.uk/planning-policy).

16.8 Allotments can play a key role in increasing levels of physical activity across the District, providing an alternative to formal sporting activities. In light of the recognised need for additional provision of allotments across Lancaster, innovative approaches to the increasing of provision should be considered, including links and partnerships with local schools where opportunities to do so exist. The value of allotments as a social opportunity and alternative option for exercise is recognised by the Council. The location of allotments at schools should be investigated as a potential solution to the provision of new facilities, particularly in rural locations.

16.9 The Council will continue to seek the address of this deficiency through the more efficient use of existing provision and the identification of new sites for this purpose in areas of need, the development of new housing development at Whinney Carr will be expected incorporate further allotment provision for the South Lancaster area as set out in Policy STR1 of the Land Allocations DPD.

Garden Space

16.10 The Council recognise the importance that private garden space can provide, both to the health and well-being of residents but also the benefits that it can provide to the natural environment. The Council will be seeking to protect such spaces

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16.2 Policy EN1.2 - Open Space, Sports and Recreation Facilities

Open Space, Sports and Recreation Facilities

Protection of Recreational Open Space

Open Space which the Council view to have an environmental, economic or community value will be protected from development proposals which would result in their loss, either partially or fully. Should the Council accept that exceptional circumstances exist in relation to the development of open space, high quality re-provision will be required which provides equal or, where possible, better provision than currently exists. Any new provision should seek to serve both existing users of the space and any uplift in users associated with the development proposed.

In terms of deciding on the value of the open space, the Council will only consider the loss of open space where it has been clearly demonstrated, via consultation with key stakeholders and the local community, that the land in question no longer has a economic, environmental or social value. Only once this has been clearly demonstrated would the Council consider the loss of open space. Proposals which involve the loss of open space will also need to be accompanied by a full Open Space Assessment.

Development proposals within the vicinity of open space will be required to incorporate design measures that ensure there are no negative impacts on amenity, ecological value and functionality of the space. The Council will only permit development that have identified negative impacts on open space where full mitigation measures or compensation measures have been provided.

The Council will seek to protect semi-natural private amenity spaces, particularly in the main urban settlements of Lancaster and Morecambe, which are not specifically designated as open space but have an economic, environmental and social value to the community they serve. Development of such sites will not be encouraged unless full re-provision is provided or it is clearly demonstrated that the land in question does not provide any economic, environmental or social value.

All development proposals should take into account the Council's Open Space Assessment (2010) or successor documents as appropriate.

The Creation of New Recreational Open Space

Development Proposals will be expected and encouraged to provide appropriate contributions toward open space provision, either through the provision of on-site facilities or more likely in relation to recreational space, a financial contribution toward the creation or enhancement of recreational spaces off-site. Any provision made for recreational open space should be fully accessible to the public without any restrictions and will be provided in addition to any private amenity space or landscaping.

Requirements should be based on the Council's Supplementary Planning Document on Open Space Provision, which will supplement both this Policy and Policy EN1.1 which relates to Green Spaces.

Biodiversity benefits are required to be maximised as part of any open space provision. New or improved open space is required to incorporate areas of wildlife habitat complementing the surrounding habitat and biodiversity, such space should be appropriately managed in perpetuity.

16.11 Whilst the Core Strategy Policy E1 aims to retain and enhance the majority of green open space in the District, it is accepted that not all such land is important for recreational, environmental and community uses, nor does it contribute to the visual amenity of the landscape or townscape. Existing open spaces may also offer opportunities to contribute to the delivery of necessary development, improvements to the urban environment or enhancements to existing open space areas. In determining whether open space should be released community involvement will be central to the decision making.

16.12 The Council will seek to retain areas of open space where it is adequately demonstrated to have a value, either to the local community that it serves or other environmental values. Community ownership of green spaces, both physically and morally, will be encouraged by the Council. The management and improvement of such assets should be championed through the communities which they serve and are of value to. The Council will work in partnership with local communities to assist the ongoing maintenance of green space.

16.13 The Council has prepared a series of evidence base reports with set out the current position with regard to open spaces and recreational provision. The Open Space Assessment is a vital piece of work to understand the current demands and future needs for a range of open space typologies. The Council would expect that development proposals should seek to address deficiencies in open space provision where necessary and appropriate.

17 Policy EN2 - Biodiversity, Landscape and Woodland

17.1 Policy EN2.1 - Enhancement of Biodiversity

Enhancement of Biodiversity and Habitats

Development proposals will be accompanied by appropriate assessments of the likely impacts on biodiversity and geology, including impacts on protected species, protected habitats or sites of importance for biodiversity or geology, this includes the impacts on a range of environmental resources and landscapes such as coastal, marine, upland and river valleys. The onus will be on the applicant to demonstrate that opportunities have been taken to enhance the natural environment within the locality.

Development proposals will not be permitted where there is likely to be an adverse effect on the integrity of site of international importance for biodiversity or geology, either alone or in-combination with other plans or projects. The only exceptions to this will be where there are no alternative solutions available and overriding reasons of human health, public safety or environmental benefit can be demonstrated. Any proposal which may have implications for Natura 2000 sites will be expected to be accompanied by a Habitats Regulations Assessment (HRA) which should set out the potential implications arising from the development and, where necessary, appropriate mitigation and/or compensatory measures. This should also consider sites which may be functionally linked to a Natura 2000 site.

Development proposals which involve the removal of naturally occurring areas of water worn limestone, or which could damage limestone pavement will not be permitted.

Development proposals will not be permitted where there is likely to be an adverse impact on sites of national importance for biodiversity or geology. In exceptional circumstances development proposals may be considered where the need for, and the benefits of, the development significantly outweigh the impacts that it is likely to have on the defining features of the site. Where adverse impacts are unavoidable these should be minimised and mitigated against, and where this cannot be achieved compensated for.

Development proposals will not be permitted where there is an adverse impact on legally protected species, priority species, priority habitat or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the potential adverse impacts. Where adverse impacts are unavoidable a development proposal will be required to demonstrate that:

- i. Adverse impacts are minimised;
- ii. Provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate, such that there is a clear net gain for biodiversity; and

- iii. The biodiversity value of the site is not compromised, both on its own and as part of the wider network of sites.

Development proposals should aim to conserve and enhance biodiversity. Opportunities should be taken where appropriate to achieve beneficial measures within the design and layout of development.

Development proposals will be expected to include measures that maintain and enhance important features. Priority should be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAP's), that provide opportunities to improve public access to nature or ensure the effective management of biodiversity or geological features.

17.1 The importance of sites which are of an international, national and local nature conservation interest within the District is indicated by a range of statutory designations that exist, these designations include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs) and RAMSAR sites. Biological Heritage Sites (BHS's) and Local Nature Conservation Sites (LNCSs) are not statutorily protected but provide important habitats to sustain a wealth of biodiversity. These include valuable semi-natural habitats such as ancient woodland, grassland and wetlands.

17.2 The purpose of this policy is to provide additional protection for statutorily designated areas and a good level for non-statutory designated areas such as BHS and LCNS sites. It aims to prevent harm to protected habitats and species, including direct impacts such as loss of land, and indirect impacts such as changes to the watercourses or increased levels of air pollution - or indeed a combination of such impacts. It should be noted that harm to a habitat could occur some distance from the designation and travel between the development and habitat via a number of gateways.

17.3 Lancaster's European Sites (RAMSAR sites and Natura 2000 sites including SAC's and SPA's) are of significant international importance and are given very high levels of protection. If development has the potential to adversely affect these sites then the provisions of the Habitats Regulations (2010) will apply.

17.4 Development would not be supported that would adversely affect the integrity of European Sites either alone or in-combination with other developments unless under exceptional circumstances. In these circumstances, an assessment should be undertaken in line with the requirements of the Habitats Regulations and should be able to conclude that there are no feasible alternatives for the development, that there are no other feasible alternatives for the development, that imperative reasons of overriding public interest can be demonstrated and compensatory measures would be implemented.

17.5 Development proposals which involve the re-use, alteration or extension to an existing building will need to consider the potential impacts that proposals may have on protected and priority species that may use part of the building as part of their habitat and provide

appropriate protection and prevention of harm. This will relate to proposals on both Greenfield and Brownfield sites and should recognise the unique habitats that the individual site can provide. Proposals for development should seek to maintain and enhance biodiversity value and enhance biodiversity and consider their potential impact on biodiversity and on sites of importance for geological conservation.

17.6 A development proposal that could affect the site in terms of its biodiversity value or geological conservation should be accompanied by a detailed ecological / geological impact assessment. Where negative impacts have been identified, a detailed mitigation strategy should be prepared to demonstrate how these impacts will be prevented, minimised or compensated. Mitigation or compensation measures should be secured by condition or through a financial contribution. It should be noted that knowledge of wildlife sites and their condition is constantly changing and decisions will be based on the most up-to-date information available.

17.7 When producing an assessment of habitats and species details of any mitigation or enhancement should accord with the Lancashire's Biodiversity Action Plan (BAP). Further information on issues to be consider can be found on the website of the Association of Local Government Ecologists at www.algae.org.uk/publications/index.php.

17.8 In addition to the potential threats to biodiversity caused by new development, Climate Change poses a significant threat. Some species may be at risk from dying out unless they can keep pace with the impact of a changing climate, others may suffer from increased competition for water resources. Avoiding fragmentation of habitats is likely to be significant in enabling wildlife to adapt to Climate Change.

17.2 Policy EN2.2 - Development and Landscape Impact

Development and Landscape Impact

Development Affecting Protected Landscapes

Proposals which are located within, or which would affect the setting of, areas which have been designated for their landscape importance will be expected to pay due regard to their impact on the surrounding landscapes. This should be particularly the case in locations which may have direct or indirect impacts on the Arnside / Silverdale and Forest of Bowland Areas of Outstanding Natural Beauty (AONB's) and the Lake District and Yorkshire Dales National Parks. Proposals in coastal locations should also be considered against their impacts on coastal landscapes, in particular on Morecambe Bay.

Development proposals, through their siting, scale, massing, materials and design should seek to positively integrate with the surrounding landscape and architectural character of the surrounding built and historic environment in accordance with paragraph 156 of the National Planning Policy Framework.

Development Affecting Other Important Landscapes

The Council recognise that other important landscapes exist in the District which are as protected as those identified in the paragraphs above. Therefore all development proposals, regardless of location, will be considered against the impact on their on their surrounding landscapes and townscapes.

Development proposals should seek to make positive contribution to the local environment and landscape, creating a positive and distinctive sense of place within its locality through appropriate design and use of materials.

Protected Landscapes

17.9 Areas of Outstanding Natural Beauty (AONBs) are recognised under the Countryside and Rights of Way Act (2000) to be of national importance for their landscape quality and, as nationally designated landscapes, are afforded the highest status of protection in relation to landscape and scenic beauty. The conservation of natural beauty of the landscape and countryside in these areas is afforded appropriate weight in the determination of planning applications which either directly or in-directly affect AONBs.

17.10 The District contains two AONBs - Arnside and Silverdale and Forest of Bowland. Both areas have been designated for their unique importance both in terms of the landscapes within them and the specialist habitats that they provide. These areas have been recognised as sensitive and therefore whilst development will not be prevented purely because of this

designation any development proposals will have to clearly demonstrate that they are sympathetic to their surroundings both in terms of their design and materials and have due regard to the content of the AONBs Statutory Management Plan or successor documents.

17.11 Any development proposals which are within AONBs will have to demonstrate that the quality of design will seek to preserve and, where possible, enhance the visual amenity of the locality. Any development proposals should have due regard to design policy within this document and future accompanying documents relating to design principles.

17.12 This policy should also apply to proposals which may have an impact on the coastal landscapes of Morecambe Bay, which is an internationally recognised area of landscape importance.

Other Important Landscapes

17.13 Whilst there are a number of protected landscapes and townscapes in the District which have been recognised for their important in contributing to the areas distinctive sense of place (areas such as AONB's and Conservation Areas) the Council recognise that there are many other locally important landscapes or townscapes which make a positive contribution, particularly within the context of the historic environment. Whilst these are not designated the Council believe that development proposals, regardless of their location within the District should consider their role in positively contribution to their local landscape or townscape.

17.14 Work has been undertaken by consultants Woolerton Dodwell on landscape assessments for particular areas of the District. Any proposals in these locations should give due consideration to the outcomes and implications of this study work.

17.15 Development proposals, through good use of siting, scale, massing, design and an appropriate palette of materials should seek to positively influence their surroundings. The Council will encourage development proposals to, where appropriate, provide a detailed landscaping scheme which will clearly demonstrate how new development will creation positive linkages and contribution towards the local landscape and townscape.

17.3 Policy EN2.3 - Trees and Woodland

Trees and Woodland

Protection of Trees and Woodland

The Council will seek to protect trees which positively contribute - either as individual specimens or as part of a wider group - to the visual amenity and environmental value of the locality.

Development proposals should positively seek to incorporate existing trees within new development. Where this cannot be achieved the onus is on the applicant to justify the loss of trees as part of their Arboricultural Implications Assessment (AIA) (further guidance as to the content of an AIA is provided in the Council's Planning Application Validation Guide 2011). Where the loss is adequately justified the Council will seek replacement tree planting at the ratios adopted in the Council's Tree Policy adopted in 2010.

Tree Preservation Orders

Where a tree or a group of trees satisfies protection criteria, and it is considered expedient to protect the specimen(s) in the interests of local amenity, the Council will seek to make a new Tree Preservation Order in accordance with the Town and County Planning (Tree Preservation)(England) Regulations 2012.

Encouraging Tree Cover

The Council will seek appropriate opportunities to encourage the planning of new trees and woodland throughout the District in an effort to mitigate against the impacts of Climate Change; and to enhance the character and appearance of the District.

17.16 The District has many fine examples of important and 'significant' trees which can be defined as trees which are ancient, of veteran status, of historic importance, rarity and contribution as a wildlife resource or notable in terms of their impact on the visual amenity of an area. The Council will actively seek to protect these significant trees from development which would involve their loss or harm. The protection of significant trees has many benefits economically, socially and environmentally including their contribution to the reduction in atmospheric CO2 levels and mitigation of Climate Change.

17.17 The majority of trees in the District are not protected by Tree Preservation Orders (TPOs) or within designated Conservation Areas. However, this does not mean that non-designated trees are not considered to be significant and worthy of protection from loss or harm. Areas identified as ancient woodland will be designated as such within the Land Allocations Proposals Map and will be protected from loss or harm.

17.18 Development proposals should seek to incorporate existing and notable features, such as significant trees within their proposals. The retention of existing trees can assist in providing context and character to a development and ensure that the proposals respect the character and value of the surrounding landscape and townscape. The Council will resist the loss of trees within development proposals, particularly where it can be demonstrated that appropriate alternative design solutions exist which can allow for retention and incorporation of such features into the overall design of a new development.

17.19 The Council will support the retention of existing trees within development proposals. However, where it is adequately demonstrated that retention is not possible or feasible to achieve, and the loss do not involve trees of significant value, then the Council will consider whether suitable mitigation measures would compensate for the losses sustained. In making this assessment, the Council will have regard to the provisions of its adopted Tree Policy (2010) and the replanting ratios contained therein.

17.20 Any development proposal which has implications for existing trees be accompanied by an Arboricultural Implications Assessment which should set out the potential impacts and implications for existing trees which arise from the development proposals. The assessment must include measures to protect trees and provide appropriate mitigation measures.

Tree Cover

17.21 Tree cover across the District was estimated to be below 9% in 1998 (Woodland Trust), compared to the leafiest districts in the South-East which exceeded 14% at that time. However, through this plan period the Council will seek to increase the level of tree cover across the District, aiming for a target of 20% tree coverage by 2025.

17.22 Whilst it is recognised that large portions of the District include upland areas the level of tree cover in the District is still felt to be significantly less than the national average. The Council will therefore seek to explore opportunities for growth in the level of tree cover. It is acknowledged that there will be many opportunities to achieve this; however the increased provision for trees in new development, through suitable and appropriately designed landscaping schemes, is a key component of delivering growth in tree cover.

17.23 Development proposals will be encouraged and supported to incorporate trees, in an appropriate scale and be indigenous species and local provenance. The inclusions of fresh tree planting will be considered in terms of the impact it will have on the surrounding character and landscape. This guidance is in addition to the operation of an existing Tree Sponsorship Scheme.

18 Policy EN3 - The Historic Environment

18.1 Policy EN3.1 - Development affecting Listed Buildings

Development affecting Listed Buildings

Significance can be harmed or lost through alteration or destruction of a listed building or development within its setting. Where a development proposal will lead to harm or loss or significance, consent will be refused.

Outline applications for development within Conservation Areas will not be permitted.

Demolition of Listed Buildings

Proposals which involve the demolition of listed buildings will not be permitted unless it is accepted by the Council that exceptional circumstances have been demonstrated in accordance with Paragraph 133 of the National Planning Policy Framework (NPPF). This will involve addressing the following criteria:

- i. It can be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss; and
- ii. The nature of the heritage asset prevents all reasonable uses of the site; and
- iii. That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iv. That conservation through grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- v. The harm or loss is outweighed by the benefit of bringing the site back into use.

Extensions and Alterations to Listed Buildings

Proposals which involve alterations or extensions to listed buildings, including any partial demolitions, should be based on an accurate understanding of the significance of the asset.

Proposals involving external or internal alterations to a listed building which would have an adverse impact on the special architectural or historic character of the buildings or their surroundings will not be permitted.

The loss of historic fabric simply to accommodate new will not be permitted.

New extensions which dominate or distract from the listed buildings in terms of siting, style, scale, massing, height or materials are unlikely to be approved. Reversibility and minimal intervention will also be key considerations when assessing proposals.

Changes of Use and Conversions of Listed Buildings

Where planning permission may not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which represent the most appropriate way of conserving the building and its architectural and historic significance and setting.

Listed Buildings and Climate Change

The Council will support proposals which seek to reduce the Carbon Footprint of a listed building provided that it respects the historic fabric, character and setting of the building. Development involving the installation of renewable energy equipment on a listed building will be generally acceptable provided that the following criteria are met:

- vi. The energy efficiency of the listed building itself has first been appraised and suitable measures, which will not affect its character, already undertaken;
- vii. Locations other than on a listed building have been considered and dismissed as being impracticable;
- viii. There is no irreversible damage to the historic fabric;
- ix. The locations of the equipment on the listed buildings would not detract from its character or appearance either when viewed within close proximity or from a distance;
- x. The impact is minimised through design, choice of materials, colours etc.

Equipment no longer needed for generating energy will be removed as soon as the use ceases.

Proposals which involve listed buildings should ensure that they comply with all relevant policies within this Development Management DPD.

18.1 Lancaster has a very high number of buildings which are recognised on the national list of buildings of special architectural or historic interest. The District contains more than 1,300 listed buildings, approximately 2% of which are Grade I listed, 5% are Grade II* listed and the remaining 93% being Grade II listed.

18.2 Listed building consent is required for any works of demolition, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Controls apply to all works, both internal or external, that would affect a building's special interest, whether or not the feature concerned is specifically mentioned in the description of the designated heritage asset.

18.3 Consent is not normally required for works of repair or maintenance, but where repairs involve alterations which would affect the character of the listed building, consent will be required.

18.4 The Council recognises the importance of protecting buildings of special architectural or historic interest from unnecessary demolition and inappropriate alteration.

Alterations or Extensions to Listed Buildings

18.5 In judging the impact of any alterations on a listed building, it is essential that there is a thorough understanding of the elements which make up the special interest of the building in question, which may not just comprise features such as windows, decorative plaster work, chimney-pieces and staircases, but also the spaces and layout of the buildings, for example.

18.6 Many listed buildings can sustain some degree of sensitive alteration to accommodate continuing or new uses. However, they do vary greatly in the extent to which they can accommodate change without loss of special interest. Some buildings, however, may be so sensitive that they cannot sustain alterations to keep them in viable economic use. In these cases their futures may need to be secured by charitable or community ownership.

18.7 The fabric is an important part of the asset's significance and should be retained as a fundamental part of any alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new. Where alterations are considered to be acceptable, it is preferable for new work to be reversible (although this alone does not justify alteration). New openings will need to be considered in the context of the asset's significance. Where proposals may make significant features redundant, such as windows and doors, or other features, then the impact is likely to be minimised if they are left in place. The junction between old and new features is important, both in terms of impact on the significance of the asset but also on the setting.

18.8 The degree to which a building has already been added to must be considered; incremental additions can result in the original form of the building being subsumed or even lost completely. New extensions, where considered appropriate in principle, should not dominate the heritage asset or its setting in terms of style, scale, massing, height, materials or siting.

18.9 Alterations to shop fronts and other alterations on commercial premises which are Listed Buildings should be designed to a high standard and use appropriate materials where historic shopfronts and other joinery details exist, these should be retained and repaired. Where they are beyond repair, they should be repaired on a like for like basis. In such cases, this policy should read in conjunction within Policy EC1.6 (Advertisements).

Change of Use of Listed Buildings

18.10 Keeping listed buildings in active use is critical to ensuring their upkeep. The best uses will very often be the use for which the building was designed, and continuation or reinstatement of that use should be the first option within development proposals. However, not all original uses will now be viable, or even appropriate. In some cases, the original use may now be less compatible with the building than an alternative use, for example, due to modern agricultural practises and requirements.

Climate Change and Listed Buildings

18.11 The historic environment has a major role to play in mitigating climate change. The re-use of historic buildings has the potential to address issues such as the low carbon values of traditional materials, the damage caused by the release of embodied energies from the demolished fabric and the environmental benefits of repair and maintenance over replacement.

18.12 In addition, heritage assets are capable of improved energy efficiency, and sometimes the sympathetic use of renewable energy equipment, on a level which does not harm the significance of the heritage asset or its setting will be considered to be appropriate.

18.13 The use of renewable energy may be acceptable subject to the sequential approach set out within Policy EN3.1. Evidence that the impact of the proposals is truly understood and details of the mitigation will be required and should form part of the the heritage statement (see paragraph 18.14)The English Heritage guidance "Energy Efficiency and Historic Buildings (March 2011) should also be referred to.

Assessment of Significance

18.14 All applications that are considered to affect a heritage asset are required to include an assessment of significance of any heritage assets affected. This should involve an assessment of any contribution made by their setting. The level of detail provided should be proportionate to the asset's importance, and sufficient to understand the potential impact of the development on that significance. The Council's *Planning Application Validation Guide* should be referred to for details.

18.15 In determining applications, the Council will take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities, including economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Heritage at Risk

18.16 There are a number of listed buildings considered to be at risk within the District. The Council will seek to work with the owners of these buildings to find viable uses to secure their long term future.

18.17 The Council expects that where a use for these buildings cannot be identified in the short-term, that they are maintained and secured to prevent them from decaying further. Not only will this help prevent the loss of important historical fabric, but maintenance will help prevent costs from escalating to such an extent that repair of such buildings is uneconomical.

18.18 English Heritage maintains a national 'Heritage at Risk Register' which is updated on an annual basis. This includes Grade I and II* listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas. English Heritage can provide practical advice, guidance and, in some cases, resources for those listed buildings on its register, though their involvement must be determined by the importance of the building and the complexity of the issues.

18.19 With regard to Grade II buildings, the Council seeks to maintain a register of all those assets which are considered to be at risk.

18.2 Policy EN3.2 - Development affecting Conservation Areas

Development affecting Conservation Areas

Only development which preserves or enhances the character and appearance of Conservation Areas will be permitted.

Outline applications for development within Conservation Areas will not be permitted.

Demolition of Buildings within Conservation Areas

Development involving the demolition of a structure which positively contributes to the character or appearance of the area will not be permitted. Proposals which do involve the demolition of buildings within a Conservation Area will only be considered in the following circumstances:

- i. It can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss; and
- ii. The nature of the heritage asset prevents all reasonable uses of the site; and
- iii. That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iv. That conservation through through grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- v. The harm or loss is outweighed by the benefit of bringing the site back into use.

No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Development within Conservation Areas

Development proposals for the re-use, alteration and extension of existing buildings or the creation of new buildings within Conservation Areas will only be permitted where it has been demonstrated that:

- iv. Proposals respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used; and
- v. Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and
- vi. Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

All proposals that are located within, or within the setting of a Conservation Area should give due consideration to all relevant policies within the Development Management DPD, particularly Policy CS1 (Design of Development).

18.20 Lancaster District has a large number of conservation areas. These range from the large Lancaster Conservation Area, to the smaller, discreet conservation areas such as Cannon Hill in Lancaster, or the smaller rural villages. These conservation area will be reviewed and re-appraised when necessary and appropriate.

18.21 The Council will consider further areas which may be considered suitable for designation. This requires a judgement on whether an area is of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

18.22 Many conservation areas rely for their character on their relationship between buildings and spaces and the nature of these spaces. These spaces may be both within and outside the actual boundary of the conservation area. Most of the rural conservation areas form part of the wider landscape and are especially vulnerable to the impact of development on village edges. Townscapes are particularly vulnerable to the impact of development which does not respect its historic form, layout and street patterns and of development which does not respect the scale of its neighbours.

18.23 When determining any development proposals affecting a conservation area, the Council will take into account the impact on views into and across the area, important open spaces either in or near the area, and the wider landscape setting. A conservation area is a designated heritage asset, and therefore Policy EN3.3 (The Setting of a Designated Heritage Asset) is directly relevant.

18.24 Alterations to shop fronts and other alterations on commercial premises within conservation areas should be designed to a high standard and use materials appropriate to the surrounding area. Where historic shopfronts and windows survive, there will be a presumption in favour of their retention and repair will be encouraged over replacement. In such cases, this policy should read in conjunction within Policy EC1.6 (Advertisements).

18.25 Conservation areas are about the quality and interest of the areas, and not just the individual buildings. Therefore, particular attention must be given to the details such as the floorspace, street furniture, street lighting and public spaces. The Council will encourage proposals which seek to enhance these features.

Article 4 Directions

18.26 Many alterations to the majority of unlisted dwelling houses do not require planning permission and would be as permitted development rights under the General Permitted Development Order 1995 (as amended). However, in a number of conservation areas, the local planning authority has removed permitted development rights to bring specified operations under the control of planning legislation. Such action is carried out using an Article 4 Direction.

18.27 Article 4 Directions cover a number of properties within the following conservation areas: Lancaster, Westfield Memorial Village, Bath Mill, Morecambe, Glasson and Heysham.

18.28 Where the local planning authority considers that permitted development rights are threatening the character and appearance of a conservation area, it will consider bringing this development under its control by use of an Article 4(2) Direction.

18.3 Policy EN3.3 - The Setting of Designated Heritage Assets

The Setting of Designated Heritage Assets

The Council recognises the importance of setting to a heritage asset in terms of its significance and proposals that fail to preserve or enhance the setting of a designated heritage asset will not be supported by the Council.

Development which is considered to affect the setting of a designated heritage asset will be considered favourably where a scheme makes a positive contribution to or better reveals the significance of the asset.

The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval.

Where appropriate, regard should be given to any approved characterisation study or appraisal of heritage assets.

Development proposals within the setting of heritage assets will be expected to include an assessment of the impact, which should include consideration of the following (non-exhaustive) list:

- Proximity;
- Position in relation to key views;
- Prominence, dominance, conspicuousness;
- Dimensions;
- Scale;
- Massing;
- Visual permeability;
- Materials;
- Architectural style/design;
- Changes to roofscapes or skylines.

18.29 Conservation also looks beyond the individual asset to protect the settings of designated heritage assets such as World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens or Conservation Areas (which are highlighted on the Proposals Maps where relevant), as well as settings of undesignated heritage assets.

18.30 A setting is the surroundings in which an asset is experienced. All heritage assets have a setting, whether or not they are designated. Settings are generally more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as an understanding of an asset improves.

18.31 Elements of a setting may make a positive or negative contribution to the significance of an asset, or they may be neutral. The contribution of setting to significance is often expressed by reference to views. This is likely to include a variety of views of, across, or including the asset and views of the surrounds from or through the asset.

18.32 In Lancaster itself, for example, the topography of the City means that many areas are visible from a number of vantage points, and views of a site from higher ground, such as Castle Hill and Williamson Park should always be considered. Similarly, the impact of tall buildings on the townscape and roofscape of Lancaster require careful consideration.

18.33 English Heritage has published several important guidance documents which are available on their website, including:

- 'The Setting of Heritage Assets' (October 2011)
- 'Seeing History in the View: A Method for Assessing Heritage Significance within Views' (May 2011)

18.4 Policy EN3.4 - Non Designated Heritage Assets

Development affecting Non-Designated Heritage Assets

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Any special features which contribute to an asset's significance should be retained and reinstated, where possible, in accordance with Paragraph 135 of the National Planning Policy Framework (NPPF).

Any extensions or alterations should be designed in sympathy, without detracting from or competing with the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height and materials.

New buildings and any associated landscaping within the curtilage of non-designated heritage assets, or in close proximity, should ensure that the setting is not compromised. Positive settings should be preserved or enhanced by new development, which better reveal the significance of the asset.

18.34 Lancaster District has a rich and varied historic environment which contains a large number of heritage assets, whether designated or not. These range from buried archaeology and above-ground historic buildings, to the historic street patterns and historic landscapes which survive in many locations. Many of the District's heritage assets have been statutorily recognised however this does not provide the whole picture.

18.35 There may also be other heritage assets classed as 'non-designated' heritage assets, which may not fall into any of the national designations mentioned above but are still considered significant. These buildings or structures may be included in the Council's 'List of Local Heritage Assets', where they meet a defined list of criteria.

18.36 There may be other non-designated heritage assets which are not specifically identified for protection, but which make a significant contribution to the character and appearance of the District. This may be the result of insufficient information being available on their existence, special interest or importance.

18.37 In assessing the significance of a heritage asset, its heritage values need to be considered. There are a number of values which should be taken into account when determining the significance of a heritage asset which are consistent with English Heritage's Core Principles set out in "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment" published in 2008:

- Evidential Value - the potential of a place to yield evidence about its past activity;
- Historical Value - the ways in which past people, events and aspects of life can be connected through a place to the present (this could be illustrative or associative);
- Aesthetic Value - the ways in which people draw sensory and intellectual stimulation from a place;
- Communal Value - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

18.38 The Council aims to identify, value and protect the historic environment and its significance for the benefit of current and future generations.

18.5 Policy EN3.5 - Archaeology

Archaeological Features and Scheduled Monuments

Development proposals which would have an adverse impact on nationally significant archaeological assets, whether scheduled or not, or their settings, will not be permitted.

In situations where it is considered that archaeological sites and monuments would be affected, development will be required to commission a desk-based assessment, or greater investigation in some cases, before the planning applications can be determined to allow for an informed and reasonable planning decision to be made.

Where development affecting such sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred option.

The Council will seek the preservation of archaeological assets unless it is not justified, for example where the need for development outweighs the importance of the asset.

In these circumstances, the development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording before development commences. However, the ability to record should not be a factor in deciding whether such a loss should be permitted.

18.39 Within the District of Lancaster there are a large number of sites of known archaeological interest. Information on many of these sites is held in the Historic Environmental Record (HER), which is managed by Lancashire County Council. These sites are not shown in the Land Allocations DPD and enquires should be made to the Lancashire County Archaeological Service (LCAS).

18.40 The HER includes Lancaster's Urban Archaeological Database (UAD), which brings together all the known archaeological data for the Historic Core of Lancaster City Centre into one place. The UAD contains information on all the known pre-1800 archaeological material found within the locality, whether they be archaeological deposits or upstanding remains.

18.41 Scheduled Monuments are identified on the Proposals Maps which accompany the Land Allocations DPD.

18.42 However, whilst a number of sites have been designated for their archaeological importance, it is recognised that this only represents a fraction of the total. Many important archaeological sites remain undiscovered and unrecorded. Archaeological sites are a finite resource and, as a result, it is important to ensure through the planning process that development proposals do not result in their damage or destruction.

18.43 Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments should be subject to the same policies as a designated heritage asset, in accordance with Paragraph 139 of the National Planning Policy Framework (NPPF).

18.44 Where development proposals would affect a Scheduled Monument, applicants are advised to contact English Heritage, and Scheduled Monument Consent may be required from them. Where any archaeological site may be affected, the applicant is advised to contact LCAS.

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19 Policy EN4 - Adapting and Mitigating Climate Change

19.1 Policy EN4.1 - Sustainable Construction Techniques

Sustainable Construction and Design

New Development

In delivering sustainable development the Council will require all new development to meet the following sustainability requirements:

- All new dwellings upon commencement of development will be required to meet the following levels in the Code for Sustainable Homes:
 - Code level 3 until 31st December 2012
 - Code level 4 from 1st January 2013
 - Code level 6 from 1st January 2016
- For all other forms of development the council will require the achievement on commencement of 'Very Good' according to the Building Research Establishment's Environmental Assessment (BREEAM) rising to 'excellent' in 2013.
- Contribute financially to the council's low carbon energy fund in order to off set their carbon emissions and secure energy improvements in the existing housing stock;
- Make use of available heat, biomass and waste heat incorporating this where possible into their design proposal with opportunity for the development of district heating schemes investigated; and
- Positive consideration should be given to proposals which include living 'green' roofs within development.

Proposals for new development will only be supported where evidence is provided to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to adapt to a changing climate. Opportunities to incorporate on site renewables or low carbon technologies will be encouraged where feasible and viable to do so.

Developers will need to demonstrate how their proposal accords with the above standards through a Sustainability Assessment. A post construction review certificate will be required to demonstrate compliance for code

If the proposal is within a nationally designated area, as defined by the NPPF, a conservation area or affects a listed building, the proposal will be required to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements of the Code for Sustainable Homes and BREEAM would have an unacceptable adverse effect on the character of the historic asset or natural environment.

Developments not achieving the above sustainability requirements will not be supported unless applicants can demonstrate that it is not feasible or viable to do so.

Conversions of Existing Buildings to Residential Use

Proposals to convert existing residential buildings to create smaller units or for change the use to create new accommodation should incorporate reasonable improvements to energy performance, such as loft and cavity wall insulations, draught-proofing, improved heating controls and replacement boilers.

19.1 With growing evidence on the impacts of climate change it is essential that action is taken at the local level to help reduce our energy use and encourage more energy efficient behaviour. The planning system has a key role to play in this helping deliver developments that meet our development needs whilst also ensuring that the impacts on the wider environment are minimised.

New Development

19.2 Through this policy the City Council will require all new developments to take account of the predicted and potential impacts of climate change over the lifetime of the development and demonstrate how this has been considered in the design and layout of any new proposal.

19.3 The starting point for any proposal should be a consideration of how through appropriate design and layout the development offers opportunity to minimise energy use taking account of solutions such as natural lighting and ventilation, passive heating and cooling and the efficient use of insulation.

19.4 Delivery of these requirements will be made via an assessment of the scheme's performance against the Code for Sustainable Homes (CSH) where the scheme is for domestic dwellings or the Building Research Establishment Environmental Assessment Method (BREEAM) where the proposal relates to non-residential developments.

19.5 Both standards aim to deliver increased levels of energy efficiency and sustainable design by establishing a set of minimum standards that a development must meet. The CSH represents the Government's preferred method for measuring the performance of new homes against a range of sustainability objectives including reducing energy and water consumption, reducing waste and the use of more sustainable building materials.

19.6 An equivalent code for non-residential development is not available, with BREEAM providing the main mechanism for assessing the environmental impacts of non-domestic buildings. This addresses a wide range of environmental issues and enables developers and designers to prove the environmental credentials of their buildings. Standards for buildings range from pass to excellent.

19.7 Policy EN4.1 establishes the minimum CSH and BREEAM standards that the council will accept from any new development proposals in Lancaster District. The council will encourage standards in excess of this where viable and feasible to do so.

19.8 The standards will be progressively increased through the life time of the plan, aligning with improvements in Building Regulations and the Government's aim for zero carbon development by 2016.

19.9 In implementing this policy the council will require all development proposals to submit a sustainability statement detailing the sustainability performance of the development and the relevant level of standard planned for at the design stage of the proposal. This statement can be incorporated into a Design and Access Statement where this would be more appropriate. The council will also require the submission of a post construction certificate following completion of the development in order to demonstrate compliance.

Conversions of Existing Buildings to Residential Use

19.10 The Council is committed to ensuring that existing residential accommodation is energy efficient. Therefore proposals to convert existing residential buildings to create smaller units or to change the use to create new accommodation should incorporate reasonable improvements to energy performance, such as loft and cavity wall insulations, draught-proofing, improved heating controls and replacement boilers.

19.11 Further guidance on sustainable construction and design standards will be contained in the forthcoming Supplementary Planning Document (SPD) on this matter.

19.2 Policy EN4.2- Air Quality Management

Air Quality Management

Where a development proposal is likely to result in a negative impact on monitored air quality within a designated Air Quality Management (AQMA) a formal assessment of the impact will be required.

Development proposals within or adjacent to an AQMA will only be permitted where the air quality within an AQMA would not have an adverse effect on the proposed development or its users.

19.12 There are three Air Quality Management Areas within the District - Central Lancaster, Galgate and Central Carnforth - where it is considered that air pollution monitoring indicates that the air quality does not meet national objectives aimed at protecting people's health and the environment.

19.13 The largest AQMA is located in centre of Lancaster where emissions from vehicles, particularly HGV's, on the City's one-way system contribute towards high levels of nitrogen dioxide levels. The current designations are regularly monitored and amendments to these areas (as well as considering the potential for further designations) will be implemented as appropriate. Detail of the current position with AQMA's is available on the City Council's website at <http://www.lancaster.gov.uk/air-quality/>.

19.14 It is important that development proposals, whether located within a AQMA do not contribute further to existing air problems as this would increase the difficulty in bringing air quality in these areas to within acceptable levels. Equally important that people's health is not put at risk by increasing the potential for exposure to raised levels of pollutants.

20 Policy EN5 - Integrated Water Management

20.1 Policy EN5.1: Development and Flood Risk

Development and Flood Risk

Development should be located on land which is least vulnerable from flooding, whether it occurs from rivers, the coast or other sources of flooding. Proposals should ensure that their proposed use meets the requirements of the Sequential Approach, as set out within paragraphs 100 - 102 of the National Planning Policy Framework.

Development proposals which are located in areas of defined flood risk should take account of the following issues:

- i. The proposed uses are in accordance with the guidance set out in the Sequential Test, as set out in the 'Technical Guidance to the National Planning Policy Framework', unless suitable and appropriate flood prevention / mitigation measures are agreed, implemented and maintained;
- ii. There will be no net increase of flooding to properties within the locality as a result of any development proposed (such as increases in surface water run-off or the reduction in the capacity of flood storage areas) unless suitable and appropriate compensation or mitigation measures exist or can be agreed, implemented and maintained;
- iii. Satisfactory consideration is given within a proposal to the mitigation of on-site surface water run-off through Sustainable Drainage Systems (SuDS) and the use of permeable surfaces where appropriate;
- iv. There is no adverse impact on, or unacceptable risks to, the quantity or quality of water resources in accordance with Policy EN5.3.

All Brownfield development will be required to demonstrate that there will be a reduction of at least 30% in existing run-off rates, rising to a minimum of 50% in 'Critical Drainage Areas' (these areas within Flood Zone 1 which have critical drainage problems and which has been notified to the Local Planning Authority by the Environment Agency).

Any proposals for development of a Greenfield site must demonstrate that there is no alternations to run-off rates upon completion. Peak discharge should be restricted to five litres per second per hectare, this also being the requirement for sites of less than one hectare. Any additional volume of run-off must be taken into account by providing long term storage or providing sufficient storage capacity within the surface water drainage system.

Development proposals should take into consideration all other relevant policies within the Development Management DPD and guidance provided within the revised Strategic Flood Risk Assessment (SFRA) or successor documents.

20.1 Lancaster District is a coastal authority which has a number of significant rivers, particularly the River Lune which can be susceptible to flooding in extreme weather events. Many of the main settlement areas in the District lie within areas which are to some degree vulnerable to flooding, with Lancaster located adjacent to the River Lune and Morecambe on the shores of Morecambe Bay.

20.2 The Council has undertaken screening stages of a Strategic Flood Risk Assessment (SFRA) in which the threats of flooding area highlighted and development pressures identified. This work was initially undertaken in 2007 and revised in early 2011. This forms a basis for the understanding of flood issues in the Lancaster District area.

20.3 The Environment Agency publishes Flood Zone Maps, highlighting areas which are at risk and vulnerable to flooding, either from fluvial (river) sources or via coastal flooding. These maps show variations in areas of risk, highlighting land in Zone 3 to be of the greatest risk from flooding through to Zone 1 which is at limited risk from flood events. This mapping is updated on a regular basis to take into account revised information and data.

20.4 Development proposals in coastal locations should also take due account of the guidance provided by the Shoreline Management Plan (SMP) which sets out the recommendations for coastal management over the forthcoming 100 years.

20.5 The damage caused by flooding is costly, disruptive and distressing for anyone. Therefore it is essential that new development proposals do not add to the risk of flooding that already exists. Development in areas that are at some risk of flooding will be unavoidable as significant parts of the main towns of Lancaster and Morecambe are within such areas. Mitigation measures will be required so that there is no net increase in flood risk. The use of Sustainable Drainage Systems (SuDS) to manage surface water flows can be used to minimise flood risk. SuDS can also assist pollution control through improved filtration and habitat creation within developments. In view of these benefits SuDS should be incorporated where it is technically feasible to do so. Information will be provided within future design guidance issued by the Council.

20.2 Policy EN5.2: Surface Water Run-Off & Sustainable Drainage

Surface Water Run-off and Sustainable Drainage

All development proposals are required to follow the drainage hierarchy set out within the justification of this Policy below when disposing of surface water and must utilise Sustainable Drainage System (SuDs) whenever practical. Any discharge should be reduced to greenfield run-off rates wherever feasible.

When discharging surface water to a public sewer, development will be required to provide evidence that capacity exists in the public sewerage to serve their development and must receive the relevant authorisation from the appropriate infrastructure provider to do so.

Where there is no public sewer capacity available the Council will require applicants to provide a detailed technical assessments over how surface drainage will be dealt with, developers may also be required to fund independent assessments to potential technical solutions.

20.6 Urbanised environments can be highly susceptible to surface water run-off which can lead to flooding events. New development proposals should seek to limit the levels of water discharged into local sewers and drains and improve capacity in the network. This should reduce the District's susceptibility to surface water flooding.

20.7 Surface water flooding happens when the ground and rivers cannot absorb heavy rainfall and when man-made drainage systems have insufficient capacity to deal with the volume of rainfall. Typically this type of flooding is localised and occurs very quickly in extreme weather events. It is very difficult to predict when it might occur and therefore provide adequate warning. However, what is predicted is that changes to the Climate will result in the increase of short-duration, high intensity rainfall rather than longer periods of long-duration rainfall. Therefore the issue of surface water flooding is likely to become an increasing problem in the District, particularly within urban settlements.

20.8 Therefore, to reduce the risks arising from surface water flooding, development proposals should consider the following attenuation measures:

- Store rainwater for later use;
- Use infiltration techniques, such as porous surfaces in non-clay areas;
- Attenuate rainwater in ponds or open features for gradual release at the water course;
- Attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse;

20.9 Should these measures be demonstrated to be not feasible or viable then the following options for discharge will be considered:

- Discharge of rainwater direct to a watercourse;

- Discharge of rainwater to a surface water drain;
- Discharge of rainwater to the combined sewer.

20.10 If discharging surface water to a public sewer, applicants will be required to provide evidence that capacity exists in the public sewerage network to serve their development in the form of written confirmation from United Utilities.

20.11 Wherever possible, Sustainable Drainage Systems (SuDS) techniques must be utilised. The surface water drainage techniques for the site, including SuDS, should be decided at an early stage of the development proposal so that sufficient space can be allocated within the scheme. Sustainable drainage is integral to a development scheme and should not be considered to be an 'added extra'. Developments on greenfield sites, particularly those which require a strategic masterplan to be prepared, will be required to include measures to deal with surface water drainage.

20.12 Applicants and developers will need to submit evidence through the preparation of a Flood Risk Assessment for the site, demonstrating that the above attenuation measures have been considered and utilised where appropriate and the use of SuDS has been fully explored.

20.13 There are numerous different ways that SuDS can be incorporated into a development. The appropriate application of a SuDS scheme to a specific development is heavily dependent upon the layout, topography and geology of the site and the surrounding area. Applicants should submit a feasibility assessment of using SuDS within their proposal and should consider the potential design of any scheme along with the ongoing maintenance. The developers and the Council will agree who will adopt the SuDS scheme and be responsible for the on-going maintenance, except in exceptional circumstances the responsibility of such schemes will rest with the developer.

20.14 Conditions or agreements will be used where appropriate to secure the implementation of sustainable drainage schemes and ensure appropriate management and maintenance measures are put in place.

20.3 Policy EN5.3: Protecting Water Resources and Infrastructure

Protecting Water Resources and Infrastructure

The District's water resources and supplies will be protected by resisting development proposals which would pose an unacceptable threat to surface water and groundwater quantity and quality. This includes pollution caused by water run-off from developments into nearby waterways.

New development must achieve a high standard of water efficiency as described by the Code for Sustainable Homes or BREEAM standard requirement contained in Policy EN4.1 'Sustainable Construction and Design'.

The above requirements may be adjusted in future years to take into account the then prevailing standards and any other national guidance to ensure that these standards are met or exceeded.

New development should consider the following issues:

- i. Utilising rainwater harvesting and greywater recycling as part of development proposals; and
- ii. Designing of landscaping to minimise water demand.

Proposals that seek to increase water availability or protect and improve the quality of rivers or groundwaters will be encouraged.

The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environment impact.

Water Quality

20.15 The Water Framework Directive, an EU Directive which seeks to establish a framework for the protection of water quality, the Directive came into force in December 2000. The Water Framework Directive was designed to achieve the following aims:

- Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands;
- Promote the sustainable use of water;
- Reduce pollution of water; and
- Ensure progressive reduction of groundwater pollution.

20.16 The Water Framework Directive establishes a strategic framework for managing the water environment. It requires a management plan for each river basin to be developed every 6 years. The plans are based on a detailed analysis of the impacts of human activity

on the water environment and incorporate a programme of measures to improve water bodies where required. In December 2009 the Environment Agency (the responsible authority for the implementation of the Water Framework Directive) published the first set of River Basin Management Plans (RBMPs) for England and Wales which included a RBMP for the North West.

20.17 Changing patterns in the weather and increasing demands for water from both domestic and commercial sources are placing significant strains on the delivery of water. The River Basin Management Plan for the North West, identifies a range of challenges that need to be tackled to achieve the objectives of the Water Framework Directive and enhancing water quality, these challenges include:

- Diffuse water pollution from agricultural activities;
- Point source pollution from water industry sewerage works;
- Diffuse pollution from urban sources'
- Physical modification of water bodies;
- Point source pollution from industrial discharges; and
- Water abstraction and artificial flow regulation.

20.18 Whilst the Council recognises that planning cannot solve any of the above water quality problems in isolation, it does provide an opportunity to ensure that the design, layout and needs of new development are considered and solutions to problems area identified and implemented in such a way that development does not lead to future deterioration of water quality.

Water Efficiency

20.19 The protection of water quality within the District rivers, streams and tributaries is not the only issue that planning can help to address. It will be expected that high standards of water efficiency will be required from development proposals, particularly proposals involving new build, in order to address the fact that drinking water is becoming a more valued resource. Development proposals should, through their design, landscaping, construction and operation, must seek to involve measures to avoid water wastage. As highlighted below, an array of measures can be undertaken to achieve efficiencies in water use:

- There should be full use of water saving devices, water efficient fixtures and fittings;
- Rainwater and greywater recycling (water butts or more complex collection and treatment systems) can significantly reduce water consumption, particularly potable water. Greywater recycling would need to be energy efficient.
- Landscaping and gardens should be designed to lower water demand;
- Sustainable Drainage Systems (SuDs), including rainwater harvesting and storage from roofs and other surfaces can significantly reduce demand on water.

20.20 See also Policy EN3 of this document, entitled 'Biodiversity, Landscape and Woodland' which takes into account of the impacts of Climate Change and the need to minimise the demand on water.

21 Introduction

21.1 The creation of a strong and vibrant economy, and the protection and enhancements of the natural / historic environment are very important factors in ensuring that Lancaster District remains strong and prosperous. However, the biggest factor in a strong and healthy future for the district is ensuring that people want to live, work, and visit Lancaster District and have their needs and aspirations met.

21.2 The delivery of strong and healthy communities is a far wider issue that cannot be achieved purely through the planning system alone. However, at a local level, the planning system can still provide a basis for ensuring that new development is created in sustainable and suitable locations and that key services which are valued by local communities are protected from loss to other alternative uses.

21.3 Planning policies will not aim to protect communities from change and evolution. Successful communities continually evolve and respond appropriate to a changing economic, social and environmental context. The Council recognises that this is essential if a community is to survive and become, or continue to be, a sustainable and viable location.

21.4 The planning framework will seek to support this growth in a sustainable and suitable manner, catering for both the needs of communities now but also encouraging new members of the community from elsewhere or outside the District and ensuring that the growth of these communities is matched with the growth in services needed to meet the needs of all.

Sustainable Communities Vision

The Council believe in the creation and protection of strong, safe and sustainable communities, whether they be urban or rural. New development in the district will be provided in sustainable and accessible locations and to meet the needs of a changing and evolving communities.

22 Policy CS1 - Design of Development

Design of Development

New development in the District will be required to deliver a high quality of design which makes a positive contribution to its locality and creates a positive sense of place. Development proposals which involve new build and the conversion, alteration or extension to existing buildings will be expected to:

General Principles

- i. Contribute positively to an areas identity and character, creating or enforcing local distinctiveness through good use of design, including appropriate siting, layout, orientation, scale, massing, landscaping and boundary treatment;
- ii. Achieve, where possible, a high level of energy efficiency, including the use of renewable energy, thermal insulation and natural ventilation, through applying standards set out within the Code for Sustainable Homes and BREEAM;
- iii. Where the proposal relates to the the conversion, alteration or extension to a building, it should be sympathetic to the existing built form in terms of design and the palette of material used and enhance the visual amenity of the locality;
- iv. Ensure no detrimental impact occurs to the residential amenity of neighbouring properties, particularly in relation to overshadowing, visual amenity and pollution;
- v. Ensure that safety and security are fully considered through the design process;
- vi. Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses;
- vii. Create buildings and spaces that are adaptable to changing social, environmental, technological and economic conditions;

Transport and Accessibility

- ix. Promote access and permeability by creating places that connect with each other and easy to move though;
- x. In already accessible locations, it prioritises the convenience of pedestrians, cyclists and public transport over the use of private cars;
- xi. It incorporates suitable and safe access to the existing highway network and road layout design, in line with latest standards;
- xii. That proposals have due regard to the implications of highway capacity and, where necessary incorporate mitigation measures to address capacity issues;
- xiii. Parking provision is made in line with guidance set out in Appendix C of this document relating to car and cycle parking standards;
- xiv. That the streetscene is not compromised by inappropriate parking provision;
- xv. Create buildings and spaces that are accessible to all sections of the community, including people with disabilities;

Green Infrastructure

- xvi. It retains appropriate levels of privacy, amenity and a sufficient amount of garden / outdoor space for occupiers of both the proposed and neighbouring properties;
- xvii. It provides sufficient landscaping areas / buffer zones and appropriate levels of open space and greenspace provision to mitigate development impacts to adjoining sensitive uses and the open countryside;
- xviii. It incorporates, where possible, the creation of new habitats to enhance the natural environment;
- xix. It maintains or enhances the local landscape and townscape value in its locality and is in accordance with Policy EN2.2 of this document;

Other Environmental Considerations

- xx. It should be designed to minimise the impacts of air quality (including odour), noise quality and excessive lighting. Proposals should also seek, where possible to improve ground and soil quality through addressing contaminated land issues where they exist;
- xxi. Opportunities have been taken to enhance local distinctiveness by responding to value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are retained and enhanced;
- xxii. The retention and enhancement of existing important landscaping and natural features (for example trees, hedges, banks and watercourses) in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate any losses that may occur through development;
- xxiii. That development proposals incorporates satisfactory means of dealing with surface water drainage within the site thorough appropriate management techniques;
- xxiv. Proposals should incorporate waste and recycling facilities which are suitability

Development proposals which are located on the entrances / gateways to the major settlements of Morecambe, Lancaster and Carnforth are expected to be of a high standard of design and should contribute towards creating a positive statement upon entering the districts major settlements. This approach is of particular importance on the following gateways:

- The Southern Approach to Lancaster via the A6;
- The Eastern Approach to Lancaster via the A583 (Caton Road and Parliament Street); and
- The Northern Approach to Carnforth via the A6.

General Principles

22.1 Successful design is based on an understanding and respect of an area's unique and distinctive built, natural and cultural environment. Therefore development in the district should contribute positively to the local character by the use of sympathetic design, layout and scale and appropriate use of materials which will respect its surroundings.

22.2 The built environment should be designed in a way to deliver safe, secure, attractive, healthy, comfortable and convenient places in which individuals can live, work and play. Development proposals should seek to take advantage of the existing qualities in the area. The built environment should also be inclusive, respecting the needs of all members of the community.

22.3 The delivery of high quality development should be achieved through a robust and collaborative design process from the inception to final completion. The design process should go beyond the design and construction phases.

Accessibility

22.4 In accordance with Policy EC6.1, development proposals will be expected to be sited in sustainable locations and relying on a wide range transport methods, not seeking to purely rely on private car. This will be particularly the case for sites within existing settlement areas and proposals which will generate significant levels of traffic or footfall.

22.5 The Council will seek new development to, where appropriate, prioritise the more sustainable methods of transport (such as cycling and walking) over the use of private car. This should be encouraged through the create of suitable facilities for cycling and good pedestrian linkages in accordance with Policy EC6.2 of this document.

22.6 Proposals will be expected to incorporate safe and appropriate access arrangements and not be of detriment to highway safety. The Council will resist proposals which place undue burdens on the local road network in terms of highway capacity and highway safety.

22.7 Accessibility also relates to ensuring that building design provides access for all sections of the community and is compliant with the most relevant and up-to-date accessibility legislation.

Green Infrastructure

22.8 Development proposals should seek to retain acceptable levels of open space and, in the instance of residential proposals incorporate acceptable levels of private amenity space which will benefit the occupants quality of life and well-being. Proposals should not result in a detrimental impact on the residential amenity through the loss of private amenity space for local residents.

22.9 In accordance with Policy EN2.2, development proposals will be expected to contribute positively to the surrounding landscape, this should be done through appropriate and high quality design and the provision of good quality landscaping schemes as part of the proposal.

22.10 Development proposals will be expected to protect and enhance the natural environment within the locality, in accordance with Policy EN2.1 and the historic environment. The Council will expect that there should be a 'no net loss' approach to biodiversity and that proposals should seek to retain or enhance biodiversity assets as part of any development scheme.

Other Environmental Considerations

22.11 New development should minimise the adverse impacts of pollution, including noise, light, air (including odour) and ground pollution, through its location, operation and design.

22.12 The impact of existing sources of pollution should be taken into account when locating new development. New development sensitive to pollution will not be appropriate where existing sources of noise, light or air pollution cannot be satisfactorily mitigated. New development will not be appropriate where it would prejudice the viability of other important land uses by reasons of its sensitivity to pollution.

22.13 In relation to drainage, proposals should have due regard to guidance contained within Policy EN5.2 of this document, proposals should ensure that surface water is managed within the site and not allowed to increase flood risk elsewhere in the locality.

22.14 The provision of satisfactory arrangements for the storage of refuse and recyclable materials should be integral to the design of all new development. Facilities should be provided in easily accessible locations, having regard to relevant urban design considerations (i.e not having a detrimental impact upon the setting of a property or streetscene).

Gateway Locations

22.15 Proposals which are located in key gateway locations should seek to be of a high standard of design and create an attractive, welcoming, entrance to the key places in the District. Proposals which do not positively contribute to such locations will not be considered appropriate.

23 Policy CS2 - Protection of Community Assets

23.1 Policy CS2.1 - Protection of Local Services

Protection of Local Services

Provision of New Local Services

Local services should be located where there is a choice of travel options and should be accessible to all members of the community. Where possible local services should be located within, or adjoin, existing centres.

Where local services are provided as an integral part of a development they should wherever possible be within adaptable buildings which can be used for a range of uses.

Protection of Existing Local Services

The Council will support the retention of local services within neighbourhoods and communities where they retain a value to the community that they serve and are economically viable.

Proposals which involve the loss of buildings / uses which currently (or has previously) provided a local service to the community to alternative uses will be expected to demonstrate that the following issues have been understood and addressed:

- i. Through a robust and transparent marketing exercise it has been demonstrated that the retention of the existing use is no longer economically viable or feasible. This should involve an advertising period of at least one year, evidencing that the facilities has been advertised on at least 4 separate occasions at a realistic prices and a log of all enquires received; and
- ii. That, in relation to key service provision, that alternative appropriate provision exists with the locality and can be accessed by a range of transport, including public transport; and
- iii. That it has been demonstrated that the current / previous use no longer retains a social value for the local community.

Provision of New Local Services

23.1 The Council recognise the role that local services, including shops and businesses, can play in ensuring that communities are sustainable in the long term. The ability to work and access services has a significant relationship with peoples quality of life.

23.2 Recognising the importance, the Council will support proposals which seek to enhance the range of local services with the community, subject to any proposals satisfactorily meeting all other relevant policies within this Development Management DPD. Proposals which involve the delivery of key services within rural areas will be particularly supported by the Council.

23.3 Proposals for key services should be located in accessible and central locations which can be accessed by the local community by cycling or walking, and where possible by public transport.

23.4 In rural areas, the Council will support the diversification of local businesses to fulfil a wider range of services for their community. For instance the role of local pubs to provide a range of other important services such as for a post office or local grocery shop.

23.5 Development proposals for new local services should seek to create a flexible and adaptable building which can be used for a range of purposes, this will ensure that the building can maximise its role in serving the local community and secure its long term future.

Protection of Existing Services

23.6 Existing local services may be vulnerable to proposals for alternative uses and/or redevelopment. In such cases the Council will retain a policy presumption toward the protection of buildings / premises for an ongoing local service use which would benefit the local community both socially and economically.

23.7 Proposals which seek alternative uses will be expected to demonstrate, through robust and transparent evidence, that the continuation of the existing / previous use as a local service is no longer economically viable and/or the building is no longer suitable for a continuation for such a use.

23.8 The Council will resist the loss of local services where it is demonstrated that they are valued by the community that it serves. Only in exceptional circumstances would the Council permit the loss of any services which are valued by the community and in such circumstances that Council would expect that alternative provision is available in a alternative suitable, accessible location within the local community or, in rural areas in an adjoining settlement area which can be accessed by a range of transport methods.

24 Policy CS3 - Contributing to Sustainable Communities

24.1 Policy CS3.1 - The Council's approach to Developer Contributions

Contributing to Sustainable Communities

Development proposals and infrastructure provision will be co-ordinated to ensure that growth within the District is supported where necessary by the provision of infrastructure, services and facilities that are required to maintain and enhance the quality of life and response to the needs of local people and the local economy.

Development will be required to provide, or contribute, towards the provision of:

- Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;
- Infrastructure, facilities and services required to support growth, which will be secured through an emerging Community Infrastructure Levy (CIL) for the District.

Planning obligations may be sought from any development, irrespective of type and size, that creates an impact that requires mitigation. Contributions through CIL will be required in accordance with appropriate regulations and guidance which will be set out within a separate DPD on the matter.

24.1 Future development within the District will place pressure on the existing infrastructure and services such as schools, parks transport facilities, health facilities and education facilities much of which is at, or nearing capacity. In order to cope with the additional demand generated by development, this infrastructure will require improvement and, in some cases, the provision of additional infrastructure will be required.

24.2 Without appropriate measures to mitigate impact and / or investment to enable the provision of infrastructure improvements, any additional demand will neither be sustainable or acceptable. New development will therefore provide or contribute towards the provision of the necessary infrastructure, to enable it to be provided in an appropriate manner to support growth in the District.

24.3 Where significant local mitigation is required, the Council may pool obligations secured through a number of developments. Additionally contributions which are secured through future CIL charging may be pooled with funding from other sources to ensure that large scale improvements can be delivered.

24.4 The infrastructure, facilities and services for which contributions may be required will include:

- Affordable Housing;
- Community Facilities;

- Education Facilities;
- Library Facilities;
- Cultural Facilities;
- Transport Infrastructure;
- Commuted payments for maintenance of existing facilities and facilities provided directly through new development;
- Sustainable transport improvements;
- Parks and Green Spaces improvements, including Biodiversity Management;
- Provision of new or improvement Recreational Facilities;
- Flood Risk Management measures;
- Improvements to broadband access, particularly in areas which have poor signal strength;
- Waste Facilities;
- Health and Social Care Facilities;
- Public Realm Provision;
- Public Art;
- Local Employment and Training Initiatives; and
- District Heating and other Sustainable Energy Infrastructure.

24.5 The above does not represent an exhaustive list, other contributions may be sought depending upon the individual characteristics of a development proposal.

The Community Infrastructure Levy (CIL)

24.6 The Community Infrastructure Levy (CIL) is a charge which local authorities in England and Wales can place on developers / applicants for most types of development in their area. The money generated from CIL can then be used (or pooled for future use) to pay for strategic infrastructure improvements within the authority area to realise social, economic or environmental benefits. The CIL charge will be based on the size, type and location of the development proposed.

24.7 CIL is championed by Central Government as a more effective and transparent way of securing financial contributions from development, providing a part replacement to the current S106 planning obligations system. CIL is designed to draw in substantial funding to bridge the funding gap associated with the provision of enabling infrastructure to serve new development whilst S106 agreements will focus on the direct mitigation measure required that enables the granting of planning permission.

24.8 The concept of CIL as a standard charge for development, provided up front by local planning authorities, is seen as a fairer and transparent method of seeking financial contributions from developers and an opportunity for local authorities to clearly plan ahead for infrastructure improvements and deliver the aspirations of local communities.

24.9 The CIL system will consist of two documents which form part of a Development Plan Document on CIL, this includes a Infrastructure Delivery Plan (IDP) and Charging Schedule, together with an associated evidence base which should provide a robust and comprehensive understanding of how the planning documents have been prepared.

24.10 The Council is currently in the process of preparing a Development Plan Document in relation to CIL, which will be published for consultation in due course. The CIL DPD will include two pieces of work, an IDP Action Plan which will set out a series of priorities for which the CIL monies collected will be spent on, these priorities will be suggested through earlier public consultation on this topic area. The second element of the CIL DPD will be a charging schedule which will set a charging rate for development and will be dependent on the size, type and location of any development proposal.

25 Policy CS4 - Housing Requirements

25.1 Policy CS4.1 - Market Housing Requirements

Market Housing Requirements

The Council will support proposals for new market housing development provided that the following criteria are met:

- i. The scheme makes efficient use of land and resources including where possible the re-use of previously developed land and buildings;
- ii. The scheme has a minimum density of 30 dwellings per hectare unless exceptional circumstances are demonstrated;
- iii. The scheme meets the criteria in Policy EC6 relating to transport, accessibility, and connectivity;
- iv. The scheme integrates well with the surrounding area, particularly supporting the vitality and viability of existing settlements and positively impacting on nearby regeneration areas;
- v. The scheme provides an appropriate mix of dwelling types for the location according to evidence of local housing need;
- vi. The scheme provides an appropriate tenure mix and in particular on site affordable housing, or a financial contribution according to Policy CS4.2 and the Meeting Housing Needs SPD or successor documents;
- vii. The scheme meets the criteria in Policy CS1 relating to the design of new development;
- viii. The scheme meets the criteria in Policy EN4 relating to adapting and mitigating climate change;
- ix. The scheme meets the criteria in Policies EN5.1 and EN5.2 relating to flood risk, and surface water run-off and sustainable drainage;

Any proposals should also have due consideration of all other relevant policies within this Development Management DPD.

25.1 The supply of new market housing in the district has been constrained by the global recession, and tight lending criteria continues to reduce the number of first time buyers able to enter the market. However demand for market housing is strong with the latest evidence highlighting that almost 4,000 households plan to buy a home and over 1,200 plan to move to private rented housing. There is also strong demand from concealed households in the district, with over 2,000 indicating they require market housing.

25.2 Core Strategy Policy SC4 set out the Council's intention to maximise the opportunities offered by new housing development to redress imbalances in the local housing market, and to achieve housing that genuinely addresses identified housing needs. This means ensuring a wide choice of high quality market homes that address the impact of demographic change, such as the increase in older people, who may wish to down-size to more appropriate accommodation.

25.3 New market housing developments that result in a net increase in dwellings are required to make an affordable housing contribution, according to Policy SC4.2.1. This is applied to proposal for new build, and the conversion of existing buildings.

25.4 The Council is supportive of proposals to reuse empty homes and other buildings to create new market housing where this will address local housing need.

25.5 New market housing should be sensitive to the local environment, heritage and neighbouring land uses of the area. It should also demonstrate good connectivity and permeability with the surrounding area.

25.6 The Council recognises that the appropriate densities for development will vary according to the type and character of the surrounding built environment and the specific characteristics of the site, including its immediate context, constraints and the necessity of delivering an appropriate mix of housing types and sizes to address local housing need. However, new market housing should have a minimum density of 30 dwellings per hectare unless exceptional circumstances are demonstrated which provides sufficient justification for the lowering of density levels.

25.7 The Council will encourage new market housing to incorporate Lifetime Homes Standards so that older people and those with accessibility issues can remain in their established community later in life.

25.2 Policy CS4.2 - Affordable Housing Requirements

Affordable Housing Requirements

Affordable Housing Schemes

The Council will support proposals for affordable housing schemes provided the affordable dwellings:

- i. Meet the NPPF definition of affordable housing (see Glossary) and are affordable in perpetuity;
- ii. Provide a tenure mix of 50% social rented and 50% intermediate.
- iii. Provide appropriate unit types according to the most up to date evidence;
- iv. Are built to the Lifetime Homes Standard; and
- v. Address Policy CS4.1 criteria i. to v. and vii. to ix.

Proposals for affordable housing should be developed in consultation with the Strategic Housing Officer.

Affordable Housing Contributions from Market Housing Schemes

Market housing schemes whether new build, or the conversion of existing buildings must meet criteria i. to iv. above, and provide affordable housing on the following basis:

- 30% on site affordable housing where there is a net increase of 10 or more dwellings in rural locations, or 15 or more in urban locations;
- Up to 40% affordable housing from developments proposed on Greenfield sites (regardless of location);
- Up to 20% on site affordable housing where there is a net increase of 5 to 9 dwellings in rural locations, or 5 to 14 dwellings in urban locations;
- Up to 10% affordable housing equivalent as a commuted sum where there is a net increase of 1 to 4 dwellings in any location or where permission is sought to vary or remove restrictive occupancy conditions.

Where the affordable housing contribution cannot be provided, applicants must provide the Council with compelling and detailed evidence of the exceptional circumstances affecting viability as part of their Affordable Housing Statement which is required alongside any planning application for residential development.

Proposals which result in a net loss in existing affordable dwellings should provide as a minimum the equivalent number of new affordable housing dwellings on site within the development. If it can be justified that on site provision is not possible, then equivalent affordable dwellings should be provided on an alternative and sustainable site in an appropriate location (subject to all relevant policies within this and the Land Allocations DPD).

25.8 Core Strategy Policy SC4 established the principle of ensuring a sufficient supply of affordable housing and an annual target of 60 new affordable dwellings. The need for affordable housing in the district remains acutely high, and the most up to date evidence reveals an annual shortfall of 339 affordable homes. There is also a high demand for affordable housing from both existing and concealed households, particularly in north Lancaster and Morecambe. However this demand is not being met with just 29 and 58 affordable dwellings completed in 2010/11 and 2011/12 respectively.

25.9 Core Strategy Policy SC4 also established the principle of maximising the opportunities offered by the development of new housing. Given the extent of affordable housing need in the area, it is appropriate that all new market housing provides affordable housing. The Meeting Housing Needs SPD provides greater detail on how Core Strategy Policy SC4 will be implemented and delivered.

Affordable Housing Schemes

25.10 Proposals for new affordable housing schemes will be assessed against the same criteria as new market housing.

25.11 Affordable housing dwellings should meet the NPPF definition (see Glossary), and "low cost market" housing is not acceptable as an alternative to affordable housing. Affordable housing dwellings should be built to Code for Sustainable Homes Level 3 or higher. New affordable housing, including conversions where possible, should also be built to Lifetime Homes standards to enable people to remain in their home throughout their life instead of having to move to specialist accommodation.

Affordable Housing Contributions from Market Housing Schemes

New market housing developments that result in a net increase in dwellings are required to make an affordable housing contribution. This applies to all proposals whether for new build, or the conversion of existing buildings.

25.3 Policy CS4.3 - Gypsies & Travellers, and Travelling Showpeople

Gypsies & Travellers, and Travelling Showpeople

Proposals for establishing Gypsy and Traveller and Travelling Showpeople sites will only be considered if:

- i. The intended occupants meet the clear definition of Gypsies and Travellers and Travelling Showpeople as defined in the Planning policy for traveller sites (CLG publication, March 2012); and
- ii. The site provides no more than 15 permanent residential Gypsy and Traveller pitches / 5 permanent Travelling Showpeople plots.

Proposals for permanent Gypsy and Traveller sites should be located within the urban area of Lancaster, Morecambe, Heysham or Carnforth. Sites located in other locations will only be considered if it can be demonstrated that appropriate sites cannot be provided within the urban areas.

Proposals should meet the following criteria:

- iii. The site must be within 1 mile of a motorway or Class A Road, with the road access onto the site being of sufficient quantity and size to enable access onto and off the site by heavy vehicles such as trailers or static caravans;
- iv. The site must be located within 1 mile (or 20 minutes walk) of public transport facilities and services in order to access GP and other health services, education, jobs and training and other services;
- v. The location will not cause significant nuisance or impact upon the amenity of neighbouring properties;
- vi. Proposals are well planned and include soft landscaping and play areas for children where suitable;

In order to ensure that the health and safety and quality of life of the intended occupants is protected, sites must meet the following criteria:

- vii. Avoid contaminated land;
- viii. Be on stable and level land suitable for caravans;
- ix. Make adequate provision for vehicular parking, turning areas and servicing;
- x. Provide a safe environment for the intended occupants;
- xi. Demonstrate that acceptable living conditions will be secured for future occupiers;
- xii. Be capable of providing adequate access to all emergency vehicles;
- xiii. Have access to sanitation facilities, a mains water supply and drainage or the applicant must demonstrate that they can be provided.

Proposals for sites in areas defined as Flood Zone 2 or 3 on the Environment Agency Flood Maps will not be considered.

Where there are potential issues (including proximity to tips, electricity pylons, industrial areas etc) individual risk assessments must be carried out.

Sites for Travelling Showpeople will be allowed to include mixed use yards, to accommodate both caravans and space for storage and equipment but must also meet all the above criteria.

Proposals for transit sites for Gypsy and Travellers will be considered provided they meet the above criteria; and the applicant must demonstrate that they can and will enforce a suitable time limit on how long pitches are occupied. Transit sites should provide no more than 5 pitches.

Proposals seeking to remove occupancy restrictions which would result in a loss of Gypsy and Traveller pitches and Travelling Showpeople plots will not be permitted unless alternative and improved provision is achieved that meets an identified need, with no net loss of pitches / plots.

Lancaster District has a number of privately run sites providing accommodation for gypsy and travellers. An assessment carried out in 2010 showed that through this private provision there were approximately 129 permanent pitches, and 2 transit pitches. There are also 19 social rented pitches provided by Lancashire County Council at the Mellishaw Park site.

Under the new national planning policy for traveller sites, the setting of targets for additional gypsy and traveller pitches and travelling showpeople plots requires the identification of 5 years' supply of specific 'deliverable' sites and at least a further 5 years' supply of specific 'developable' sites. The Council will therefore engage with the Gypsy and Traveller and Travelling Showpeople communities in Autumn 2012 to identify suitable sites for permanent and transit pitches, and plots.

25.4 Policy CS4.4 - Addressing Specific Community Needs

Addressing Specific Community Needs

Accommodation for Older People

The Council will support proposals for care homes, sheltered housing and extra care housing provided they meet the genuine needs of older people, and where sites are well located for a primary bus route or other major bus route, and convenient for local services and facilities.

Proposals for sheltered housing and care homes should incorporate the Lifetime Homes Standards and be Wheelchair Accessible.

The Council will support proposals to convert or redevelop existing provision for older people that no longer meets contemporary standards for older people and / or addresses the current housing needs of older people.

Proposals for self contained accommodation for older people available to purchase on the open market will be required to provide on site affordable housing in accordance with Policy CS4. Where it is justified that on site affordable units are not appropriate then the Council will seek a commuted sum calculated in accordance with Policy CS4.1.

Accommodation for other Vulnerable Groups

The council will support proposals for new development that meets the proven needs of vulnerable people provided that the development:

- i. Will provide an appropriate standard of facilities, independence, support and/or care;
- ii. Will be accessible to public transport, shops, community facilities and social networks appropriate to the needs of the intended occupiers;
- iii. Will be affordable in the context of financial support available to the intended occupiers;
- iv. Will be accompanied by a care plan and needs risk assessment setting out the type and level of support; and
- v. Will facilitate move on accommodation where appropriate

Any proposals should have due consideration to all other relevant policies within this Development Management DPD and the Meeting Housing Needs SPD.

Accommodation for Students

Proposals for new student accommodation (purpose built and conversions of existing buildings) must meet the criteria set out in Appendix E of this Development Management DPD.

Proposals for new student accommodation (purpose built and conversions of existing buildings) should be easily capable of conversion into self contained units in the event of declining demand for student accommodation.

Proposals to convert an existing building to student accommodation will be subject to appropriate occupancy conditions to protect the accommodation from becoming an HMO.

Proposals to convert an existing building in a Conservation Area, or to re use a Listed Building or a building that affects the setting of Listed Building should meet the criteria of Policies EN3.1 and EN3.2.

Proposals to convert an existing building to student accommodation should address energy efficiency by meeting the criteria of Policy EN4.1.

25.12 In order to develop truly sustainable communities, the Council will seek to ensure that all new development is as sustainable as possible, as set out in Core Strategy Policy SC1. This means ensuring that new development meets the full range of housing needs that exist across the district.

Accommodation for Older people

25.13 Over the period 2008 to 2033 the 65 years plus age group is forecasted to grow by 62%, with a 138% increase in the 85 years plus age group. This ageing society poses a significant challenge as these households are more likely to have a need for support services, adaptations or specialist accommodation.

25.14 The Council will support the development of extra care homes that combine independent living with the availability of support and nursing care. Where existing homes for older people no longer meet contemporary standards, conversion or redevelopment should be considered to provide extra care homes. The design of sheltered housing and care homes should incorporate the Lifetime Homes Standards and be Wheelchair Accessible.

Accommodation for other Vulnerable Groups

25.15 Vulnerable groups are those who are likely to have additional housing needs and experience poorer outcomes if these needs are not met. These groups include the homeless, young people, people leaving care, teenage parents, refugees, ex-offenders, and those requiring support to live independently. They also include people fleeing domestic violence, with learning disabilities, with mental health needs, with alcohol and / or drug problems, and with physical disabilities and sensory impairments.

25.16 The Welfare Reform Act 2012 will impact on the availability of accommodation to meet the needs of some vulnerable communities. This includes restricting Housing Benefit entitlement for social housing tenants whose accommodation is larger than they need, changes to Disability Living Allowance, and changes to Housing Benefit entitlement. Accommodation to meet the needs of vulnerable communities will also depend upon the availability of Supporting People funding.

Accommodation for Students

25.17 Student numbers at both Lancaster University and the University of Cumbria (Lancaster Campus) have shown a steady increase over recent years. While development at Lancaster University has increased the capacity to house students on campus, accommodation off campus continues to be a popular choice for many students.

25.18 The availability of on campus accommodation has meant that students have had a limited impact on the city centre of Lancaster. However the Council will encourage the city centre as a place for students to live, and will therefore ensure that their needs are addressed.

25.19 Proposals for new student accommodation may reduce the demand for shared student housing in the south of Lancaster city. Over the longer term this may reduce pressure on the supply of low cost family housing that has traditionally been favoured by landlords for use as shared student housing.

25.20 Lancaster District has a large number of conservation areas, ranging from the large Lancaster Conservation Area, to the smaller, discreet conservation areas such as Cannon Hill in Lancaster. The conversion of existing buildings in a conservation area to provide student accommodation should be sympathetic to the character of the existing, surrounding built form and wider setting. Lancaster also has a very high number of buildings which are recognised on the national list of buildings of special architectural or historic interest. Therefore student accommodation provided through the re-use of a Listed Building, or that affects the setting of Listed Building should be sympathetic to the character and features of the heritage asset both in terms of a high quality design and in the materials that are used. For policies relating to development affecting listed buildings or in conservation areas please refer to Policies EN3.1 and EN3.2.

25.21 Student accommodation involving existing buildings should incorporate reasonable improvements to energy performance, in accordance with Policy EN4.1, SPG 12 Residential Design Code, and any successor document.

25.5 Policy CS4.5 - Residential Conversions

Residential Conversions

General principles

The Council will support proposals for the conversion of existing buildings to residential use provided that the following criteria are met:

- i. The proposed use meets a local housing need;
- ii. There is justification for the loss of a larger dwelling(s);
- iii. The development will not result in a significant detrimental impact on the amenity of nearby residents and the character and appearance of the street scene;
- iv. The development complies with Policies EN2 and EN3 relating to development which affect the natural and historic environment;
- v. The development does not involve the loss of properties and land which has a recognised economic value,
- vi. The development complies with Policy EC2 relating to rural development and the rural economy; and Policy CS1 relating to the general design of development, and;
- vii. The development complies with Policy EN4.1 relating to the energy efficiency of existing buildings.

The Council will not permit the creation of 1 bed flats in Morecambe's West End because there is already a proliferation of such housing in this location.

Any proposal should ensure that due consideration is given to all other relevant policies within the Development Management DPD or accompanying documents.

Any proposal that results in a net increase in residential units is required to make an affordable housing contribution in accordance with Policy CS4.2.1.

Houses in Multiple Occupation, Hostels, and Bed & Breakfast establishments

Proposals for new Houses in Multiple Occupation (HMOs), hostels and bed and breakfast establishments should be purpose built and meets a specific and evidenced housing need.

Proposals to regularise the unauthorised use of such accommodation must demonstrate that the use has not resulted / will not result in an adverse impact on the surrounding area either on its own or in combination with other similar accommodation and that standards comply with the Council's HMO Standards.

Reversions

Proposals to convert flats back into single dwellings will be supported provided that:

- viii. The loss of flats is outweighed by environmental, street scene, transport or parking benefits which could not be easily achieved without the reversion.

Upper floors above Retail and Commercial units

Proposals to convert upper floors above retail and commercial units to provide accommodation will be supported provided that:

- ix. They include a separate private access, or do not remove separate upper floor accesses; and
- x. They comply with Policy CS1 relating to the design of development

25.22 Core Strategy Policy SC4 sets out the objective to deliver at least 70% of all dwelling completions on Previously Developed Land (PDL) which includes the conversion of existing buildings. Therefore the Council is generally supportive of proposals to convert existing buildings into new dwellings that meet local housing need. However the Council will not permit the creation of 1 bed flats in Morecambe's West End due to the proliferation of this type of dwelling in this location.

25.23 The loss of larger residential buildings should demonstrate that the accommodation in its existing form does not meet local housing need.

25.24 Where there is a net increase in the number of dwellings as a result of the proposal then an affordable housing contribution is required in accordance with Policy CS4.2.1.

25.25 All new dwellings created must provide enough usable living space; have basic amenities the best possible external environment; and make provision for ground floor storage, refuse collection and the parking of vehicles in accordance with Policy CS1.

25.26 Conversions and change of use of existing buildings in a Conservation Area should be sympathetic to the character of the existing, surrounding built form and wider setting. Similarly, accommodation provided through the re-use of a Listed Building, or that affects the setting of Listed Building should be sympathetic to the character and features of the heritage asset both in terms of a high quality design and in the materials that are used. Please refer to Policies EN3.1 and EN3.2 for further details.

25.27 Conversions and change of use of existing buildings should incorporate reasonable improvements to energy performance, in accordance with Policy EN4.1, SPG 12 Residential Design Code, and successor documents.

Houses in Multiple Occupation, Hostels, and Bed & Breakfast establishments

25.28 Unauthorised and sub-standard adaptations of former hotels and guest houses in Morecambe's Town Centre and West End has led to the proliferation of houses in multiple occupation (HMOs), hostels, and bed and breakfast establishments. The Council will therefore seek to restrict the establishment of such accommodation.

25.29 The preference is for such self contained accommodation to be purpose built and to meet a specific local housing need. Proposals for purpose built student accommodation and student accommodation provided through the conversion of existing buildings will be assessed against Policy CS4.4 and Appendix E.

Reversions

25.30 There may be scenarios where larger houses previously converted into flats are subject to proposals to convert them back into one dwelling. Proposals must demonstrate that the accommodation in its existing form no longer meets the local housing need, and that the loss of high density accommodation will be outweighed by environmental, street scene, transport or parking benefits which otherwise could not be easily achieved without the reversion.

Upper floors above retail and commercial units

25.31 There is a substantial amount of unused space above retail and commercial units in the district which is an inefficient use of buildings. In such scenarios upper floors can become neglected and this may lead to structural damage over the longer term.

Use of Article 4 Directions

25.32 The Council has concerns around the proliferation of houses in multiple occupation (HMOs), hostels, and bed and breakfast establishments in certain parts of the district, particularly in the older parts of Morecambe's Town Centre and West End. This has led to an adverse effect on amenity and character in these areas.

25.33 There may also be circumstances where proposals to turn upper floors above retail and commercial units into dwellings will have an adverse impact on the vitality of the district's town centres or will result in the severance of separate accesses to upper floors.

25.34 The proliferation of student accommodation particularly in the south of Lancaster has reduced the amount of traditional low cost market housing available to families for purchase or rent.

25.35 The Council will therefore investigate the potential to control such development by use of Article 4 Direction.

25.6 Policy CS4.6 - Addressing Rural Housing Needs

Addressing Rural Housing Needs

Housing Development in Sustainable Locations

The Council will permit new residential development in Bolton-le-Sands, Caton and Brookhouse, Galgate, Halton, Hornby, Silverdale, Slyne-with-Hest, Wray, and other rural settlements provided proposals demonstrate the existence of at least 4 key services.

The Council will consider new residential development in rural settlements with fewer than 4 key services provided that proposals demonstrate:

- i. How they will enhance or maintain the vitality of the community within the settlement;
- ii. That a proven local housing need will be met;
- iii. That a high standard of design will be achieved appropriate to the location and the surrounding landscape; and
- iv. They have been developed in consultation with the parish council and other community groups where appropriate.

Housing Development in Isolated Locations

The Council will not support proposals for new dwellings in isolated locations that is not for rural enterprise workers unless proposals demonstrate that the proposal:

- v. Represents the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- vi. Re-uses redundant or disused buildings and leads to an enhancement to the immediate setting; or
- vii. Is of exceptional quality or innovative, i.e. is truly outstanding; will help to raise standards of design more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area.

Any proposals should also have due regard to all other relevant policies within this Development Management DPD.

Housing Development for Rural Enterprise Workers

The Council will not support proposals for housing development in isolated locations unless they specifically enable individuals working full time in rural enterprises to live at, or in the immediate vicinity of, their place of work. Proposals must be able to meet the criteria set out in Appendix D of this Development Management DPD. Where this criteria is successfully met then proposals must demonstrate:

- viii. That the need cannot be met by suitable existing dwellings, or directed to larger settlements that can reasonably be expected to meet this need;
- ix. That the development will be sited to minimise the impact on the rural area;
- x. That the development is appropriate to the area in terms of design, materials and landscaping, and make adequate provision for the disposal of sewage and waste water, and;
- xi. That the development meets other relevant criteria in Policy CS4.1

Where permission is granted the dwellings must be kept available for meeting this need for as long as it exists so will be subject to appropriate occupancy conditions.

Housing Development to support Upland Communities

The Council will support the creation of new dwellings in the upland areas of the District provided proposals;

- xii. Will meet the genuine housing need of an upland estate worker(s);
- xiii. Demonstrate that this need can only be effectively met in this location rather than an existing and more sustainable larger settlement;
- xiv. Demonstrate how they will maintain or enhance the vitality of the community; and
- xv. Re-use or convert existing buildings, and where it can be demonstrated this is not achievable, can demonstrate that a new build housing development will be well integrated into the location; and will not result in a significant impact on the character of the settlement, the amenities of residents, the local landscape or the natural environment.

All new housing development should be either affordable or low cost market housing, and will be subject to appropriate occupancy conditions and local connection criteria where appropriate. Existing dwellings vacated as a result of new development will also be subject to appropriate occupancy conditions and local connection criteria where appropriate.

Rural Exception Sites

The Council will support proposals for housing development on rural exception sites providing:

- xvi. Are for sites less than 0.4 hectares in size;
- xvii. Incorporate existing and unused buildings where appropriate;
- xviii. Do not result in the loss of open space with public amenity or recreational importance;
- xix. Do not have a significant impact on the character of the settlement, the amenity of residents, the visual amenity of the surrounding landscape or the natural environment;
- xx. Are well integrated into the settlement in terms of scale, accessibility, design, materials and landscaping;

- xxi. Have been developed in consultation with the parish council and other community groups where appropriate;
- xxii. Provide affordable housing in perpetuity that meets a local housing need that cannot be met elsewhere in the District; and
- xxiii. Dwellings are subject to a local connection criteria which will be apply to all subsequent occupiers.

All proposals for new residential development in rural locations should have due regard to all other relevant policies within this Development Management DPD, including Policy EN2.1 in particular.

Housing Development in Sustainable Locations

25.36 Core Strategy Policy SC3 proposed that most new housing development in rural areas should be focused in sustainable locations, i.e. those settlements which retain key services such as basic shopping, schools, access to medical care and public transport. However, the high cost of rural housing, and the turnover of stock has meant that rural housing needs are not being met. To address this the Council will continue to direct new development to the rural settlements identified in the Core Strategy as well as other rural settlements that retain at least 4 key services. To effectively meet local housing needs across all rural areas in the District, proposals for new residential development in other rural settlements that retain fewer than 4 key services will also be considered. Such proposals must be able to demonstrate that the vitality of the community living there will be maintained or enhanced; that a proven local housing need will be met; that a high standard of design will be achieved appropriate to the location and the surrounding landscape; and that proposals have been developed in consultation with the parish council and other community groups where appropriate. To help meet rural housing needs, potential opportunities for new housing development are explored in more detail in the Land Allocations DPD.

Housing Development in Isolated Locations

25.37 The Council will not support proposals for housing development in isolated locations that are not specifically for rural enterprise workers unless it can be demonstrated that the development represents the optimal viable use of a heritage asset or would be appropriate enabling to secure the future of heritage assets; re-uses redundant or disused buildings and leads to an enhancement to the immediate setting; or is of exceptional quality or innovative. Such proposals should also have due regard to all other relevant policies within this Development Management DPD.

Housing Development for Rural Enterprise Workers

25.38 The Council will not support proposals for housing development in isolated locations unless they specifically enable individuals working full time in rural enterprises to live at, or in the immediate vicinity of, their place of work. Whether this requirement is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. Such proposals will therefore require special justification for planning permission to be granted.

25.39 Proposals for housing development for rural enterprise workers should first consider whether the need can be met by suitable existing dwellings, or directed to larger settlements that can reasonably be expected to meet this need. Where the need cannot be met in either way, then proposals will be considered against the criteria set out in Appendix D of this Development Management DPD. Where permission is granted the dwellings must be kept available for meeting this need for as long as it exists so will be subject to appropriate occupancy conditions.

Housing Development to support Upland Communities

25.40 Upland communities can face certain challenges to their ongoing vitality. In Lancaster District there is an upland community located within the Abbeystead Estate which covers the majority of the parish of Over Wyresdale, and provides homes for around 75% of households. There is also an upland community located within the Kay Shuttleworth Estate, in the parish of Leck.

25.41 The Council's preference is that new housing development that meets local housing needs should be directed to existing larger settlements that can reasonably be expected to meet these needs. However, the housing needs of estate workers, tenant farmers, or retiring farmers may not always be met in existing larger settlements. Similarly, the housing needs of teaching or nursing staff employed within the upland area may not always be met in existing larger settlements. All such proposals must be able to demonstrate that they will enhance or maintain the vitality of the community. Where the Council is satisfied this is the case, then proposals should first consider the re-use or conversion of existing buildings. If it can be demonstrated this is not possible, then new build housing development should be well integrated into the location; and not result in a significant impact on the character of the settlement, the amenities of residents, the local landscape or the natural environment.

25.42 All new housing development should be either affordable or low cost market housing, and will be subject to appropriate occupancy conditions and local connection criteria where appropriate. Existing dwellings vacated as a result of new development will also be subject to appropriate occupancy conditions and local connection criteria where appropriate.

Rural Exception Sites

25.43 Rural exception sites are small sites for affordable housing on land adjoining rural settlements where planning permission would not otherwise be granted. Such sites should be developed in consultation with the local community, and provide affordable housing in perpetuity that meets local housing need. New dwellings should be prioritised for households who are current residents or have an existing family connection or employment connection. All dwellings will therefore be subject to a local connection criteria which will be apply to all subsequent occupiers.

25.44 It may be acceptable for exception sites to includes a very small proportion of market homes in order to ensure the scheme's viability.

25.45 The Council's preference is that affordable housing schemes on rural exception sites incorporate existing buildings that are currently unused to ensure a positive contribution to the rural environment. Proposals should ensure that accommodation is well integrated

into the location in terms of scale, location design and materials. They should also consider other policies on landscape and nature conservation, particularly relevant within Areas of Outstanding Natural Beauty (AONB).

26 PENF1 - The Enforcement of Planning Controls

The Enforcement of Planning Controls

Where a breach of Planning Control has taken place, the Council will take enforcement action where necessary which is proportionate to the breach, in accordance within Paragraph 207 of the National Planning Policy Framework.

Where a breach causes harm in planning terms and it is expedient to take enforcement action the Council will select the appropriate level of action to be taken to remedy the breach. In cases where the breach is severe and planning permission would not be granted, action will seek to remove the breach. In other cases where a remedy can be achieved by corrective action, regulation through a retrospective application or under enforcement will be pursued.

Enforcement action will not be taken against trivial or technical breaches of planning control which cause no harm to amenity or prejudice the aims and objectives of the local planning authorities policies for the area.

Further guidance on planning enforcement matters is provided within the Council's '*Planning Enforcement Charter*' which was adopted in December 2011.

26.1 Paragraph 207 of the National Planning Policy Framework suggests that effective enforcement is important as a means of maintaining public confidence in the planning system.

26.2 National guidance recommends that local planning authorities should consider publishing a local enforcement plan to manage enforcement pro-actively, in a way suitable to the locality.

26.3 Lancaster City Council adopted its own local enforcement plan, namely '*Planning Enforcement Charter*' in December 2011 and provides information regarding the role of enforcement within the planning system and general advice relating to breaches of Planning Control, the issue of expediency and the penalties for failing to comply with formal notices issued by the Council.

26.4 Procedures for making complaints about a possible breach of planning control is contained within the Charter. Complainants will be asked to provide specific details regarding the location, nature and reason for making their complaint.

27 PENF2 - Enforcement Action Against Untidy Sites and Buildings

Enforcement Action against Untidy Sites and Buildings

The City Council will continuously act to improve the amenities of its area. To compliment public sector improvements in urban areas and the management of the District's high quality rural areas the Council will take proactive action by the use of Notices under Section 215 of the Town and County Planning Acts to require the owners of untidy land or buildings to remedy the situation by setting out steps that need to be taken within a certain timescale, where it is considered that its condition adversely affects the amenity of the area.

The Council's adopted local enforcement plan, The Planning Enforcement Charter (2011) contains further information regarding proactive, 'Targeted Action' within the District.

28 Appendix A - Background Documents

Background Documents for the Development Management DPD

General Reference

National Planning Policy Framework (DCLG 2012)

The Planning System: General Principles (DCLG 2005)

Lancaster District Core Strategy (Lancaster City Council 2008)

Lancaster District Local Brownfield Study (Lambert Smith Hampton/Lancaster City Council 2009)

Promoting and Enhancing the District's Economy

Policy EC1 - Town Centres and Retailing

Points 3, 4, 5, 11 and 12 of the Core Planning Principles (Para 17) of the National Planning Policy Framework

Paragraphs 17, 23 to 26 and 67 of the National Planning Policy Framework (DCLG 2012)

Retail Study for Lancaster District 2006 - 2016 (White Young Green 2006)

Update to Retail Study (Lancaster Only) (White Young Green 2008)

Town Centres and Retailing Topic Paper (Lancaster City Council 2012)

Policy EC2 - Rural Development and the Rural Economy

Point 5 of the Core Planning Principles (Para 17) of the National Planning Framework

Paragraphs 28, 79 to 92 of the National Planning Policy Framework (DCLG 2012)

Policy EC3 - Lancaster District's Visitor Economy

Paragraph 28 of the National Planning Policy Framework (DCLG 2012)

Tourism Strategy for Morecambe, Lancaster and Lune Valley 2006 -2010 (LancasterCity Council. 2006)

Tourism Strategy Update (Lancaster City Council 2008)

Policy EC4 - Employment Requirements

Point 3 of the Core Planning Principles (Para 17) of the National Planning Policy Framework

Paragraphs 22, 37 and 158 of the National Planning Policy Framework (DCLG 2012)

Lancaster District Employment Land Study (Regeneris 2006)

Partial Employment Land Review for Lancaster District (Atkins 2008)

Employment and Economy Topic Paper (Lancaster City Council 2012)

Policy EC5 - Enhancing Energy Opportunities

Point 6 of the Core Planning Principles (Para 17) of the National Planning Policy Framework

Paragraphs 91, 93, 95 to 98, 142, 156 and 162 of the National Planning Policy Framework (DCLG 2012)

Taking forward the Deployment of Renewable Energy (Lancashire County Council/SQW 2011)

Planning Guidance for Renewable Energy (Lancashire County Council/SQW 2011)

Development New Renewable Energy and Recycling Industries for Lancaster and Morecambe (Lancaster & Morecambe Vision Board 2006)

Energy Generation and Energy Efficiency Topic Paper (Lancaster City Council 2012)

Policy EC6 - Transport Accessibility and Connectivity

Point 11 of the Core Planning Principles (Para 17) of the National Planning Policy Framework

Paragraphs 29 - 41, 58, 90, 143, 156 and 162 of the National Planning Policy Framework (DCLG 2012)

Local Transport Plan for Lancashire 2011 - 2021 (Lancashire County Council 2011)

Lancaster & Morecambe Vision Transport Strategy (Faber Maunsell 2008)

Lancaster District Cycling Strategy (Lancaster City Council 2002)

Transport and Connectivity Topic Paper (Lancaster City Council 2012)

Policy EC7 - Telecommunication and Broadband Connections

Paragraphs 42 - 46, 156 and 162 of the National Planning Policy Framework (DCLG 2012)

Protecting and Enhancing the District's Natural and Built Environment

Policy EN1 - Green Infrastructure

Points 7 and 12 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 69 to 78, 81, 89, 92, 99, 114, 116, 123, 143 and 171 of the National Planning Policy Framework (DCLG 2012)

Refresh to the Open Space, Sport and Recreation Facilities PPG17 Study (Lancaster City Council 2010)

PPG17 Study Area Analysis Report (Lancaster City Council 2010)

Green Infrastructure Topic Paper (Lancaster City Council 2012)

Policy EN2 - Biodiversity, Landscape and Woodland

Points 5, 7, 9 and 12 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 7, 9, 59, 61, 67, 81, 92, 97, 99, 109 to 125, 143 to 144 156, 157, 165 and 170 of the National Planning Policy Framework (DCLG 2012)

The Natural Choice: Securing the Value of Nature (DEFRA 2011)

Silverdale & Arnside Area of Outstanding Natural Beauty Statutory Management Plan (Silverdale & Arnside AONB Management Board 2009)

Landscape Strategy for Lancaster - Landscape Character Assessment (Lancashire County Council 2000)

Landscape Character Assessments for Lancaster District (Woolerton Dodwell 2011)

Policy EN3 - The Historic Environment

Point 10 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 9, 48, 55, 61, 65, 77, 80, 114, 115, 126 to 141, 143 to 144, 156 to 157 and 169 to 170 of the National Planning Policy Framework (DCLG 2012)

The Setting of Heritage Assets (English Heritage October 2011)

Historic Towns and Cities in England's Northwest (English Heritage / Northwest Regional Development Agency 2007)

Lancaster District Cultural Heritage Strategy (SQW 2011)

Policy EN4 - Adapting and Mitigating Climate Change

Points 6 and 7 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 93 to 100, 156 and 168 of the National Planning Policy Framework (DCLG 2012)

Policy EN5 - Integrated Water Management

Points 6, 7 and 9 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 94, 99 to 108, 156, 166, 192 of the National Planning Policy Framework (DCLG 2012)

Strategic Flood Risk Assessment for Lancaster District - Refresh (LancasterCity Council 2011)

River Basin Management Plan for the North West (Environment Agency 2009)

Catchment Flood Management Strategy for the River Lune - Summary Report (Environment Agency 2009)

Catchment Flood Management Strategy for the River Wyre - Summary Report (Environment Agency 2009)

Shoreline Management Plan 2: Great Orme's Head to Scotland (North West and North Wales Coastal Group 2011)

Creating Sustainable Communities

Policy CS1 - Design of Development

Points 2 and 4 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 8, 9, 28, 55, 56 to 68, 96 to 97 and 125 of the National Planning Policy Framework (DCLG 2012)

Policy CS2 - Protection of Community Assets

Points 2 and 12 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 7, 23, 28, 42, 69 to 78 and 156 of the National Planning Policy Framework (DCLG 2012)

Policy CS3 - Contributing to Successful Communities

Paragraph 175 of the National Planning Policy Framework (DCLG 2012)

Community Infrastructure Levy: An Overview (DCLG 2011)

Policy CS4 - Housing Requirements

Points 3, 4, 6 and 11 of the Core Principles (Para 17) of the National Planning Policy Framework

Paragraphs 7, 16, 21, 47 to 55, 70, 89, 100, 158, 159 to 161, 173 to 174 and 177 of the National Planning Policy Framework (DCLG 2012)

Local Housing Needs and Demand Survey (David Couttie Associates 2011)

Lancaster District Rural Settlements Report (David Couttie Associates 2011)

Strategic Housing Land Availability Assessment (SHLAA) (Atkins 2009)

Housing Land Monitoring Report (LancasterCity Council 2012)

Housing Topic Paper (Lancaster City Council 2012)

29 Appendix B - Sequential Approach to Town Centre Development

29.1 In the absence of any detailed guidance within the National Planning Policy Framework (NPPF) on any potential changes to the nature and scope of the Sequential Test for Town Centre Uses, the Council will continue to rely on the definition provided within Planning Policy Statement 4: Sustainable Economic Growth as set out in paragraphs 27.3 and 27.4 below.

29.2 The Council expect that the information provided below will assist applicants in applying the Sequential Test to proposals in order to satisfy paragraph 24 of the NPPF. However, in the event of revised guidance on the approach to Sequential Testing then attention should be given to the most up-to-date and relevant documentation available.

29.3 In applying guidance set out in Policy EC1.1 of this document the Council will expect proposals to clearly consider the principles of a sequential approach, particularly proposals for use which would be most suitable and appropriate within a town centre location. In considering such assessments applicants will be expected to apply a sequential test using the following criteria:

- a. Ensure that sites are assessed for their availability, suitability and viability;
- b. Ensure that all in-centre options have been thoroughly assessed before less central locations are considered;
- c. Ensure that where it has been demonstrated that there are no town centre sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian access;
- d. Ensure that in considering sites in or no the edge of existing centres, developers and operators have demonstrated flexibility in terms of:
 1. Scale: Reducing the floorspace of their development
 2. Format: More innovative site layouts and store configuration such as multi-storey developments which smaller footprints;
 3. Car Parking Provision: Reduced or reconfigured car parking areas: and
 4. The scope for disaggregating specific parts of retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable, sites.

29.4 In considering whether flexibility has been demonstrated in regard to the sequential approach, the Council will take into account any genuine difficulties which the applicant can clearly demonstrate are likely to occur in operating the proposed business from a sequentially preferable site. However, evidence which claims that the class of goods proposed to be sold cannot be sold from the town centre should not be accepted.

30 Appendix C - Car Parking Standards

30.1 The Car Parking Standards set out in Appendix C are based on the standards set out in the Partial Review for the Regional Spatial Strategy, which still provide the most up-to-date and relevant guidance on this topic area.

30.2 The Car Parking Standards outline in Table 30.1 apply to all new development and changes of use. The standards are maxima with the exception of cycles, mobility impaired and motorcycles which are minimum standards and are based on net floor area.

30.3 Applicants will be expected to submit the attached Accessibility Questionnaire for all developments that require a full Transport Assessment. The Council will consider the reductions in parking levels on sites which demonstrate good accessibility by other modes.

30.4 Parking levels for all development should be considered as part of a broader appraisal of accessibility to the site by all modes with the aim of increasing access by walking, cycling and public transport and *"giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities"* in accordance Paragraph 35 of the National Planning Policy Framework.

30.5 Both the Design and Access Statement and any Transport Assessment should consider wider access issues into the site, how walking and cycling links can be enhanced by good design and layout, existing on and off-street parking provision and usage in the vicinity of the development and where appropriate parking management measures.

30.6 Travel Plans will be expected to reflect the latest good practice in developing an evidence base, setting targets and monitoring.

Cycling and Motorcycles

30.7 Provision for long stay parking (covered and secure) should be made in locations where users are likely to remain for more than 3 hours, such as an employment site with more than 30 staff. Other cycle and motorcycle parking should be secure (e.g. Sheffield Stands), clearly signed and close to the main entrance to the building.

- Cycle Parking should be based on 1 space per 10 car spaces;
- Motorcycle provision should be based on 1 space per 25 spaces;
- A minimum of 1 space should be provided for development with less than 10 spaces.

Mobility Impaired

30.8 Provision should be made on the basis of 1 per 10 car spaces unless the development can demonstrate the need for less. Where this is the case the lowest level of provision acceptable would be most relevant and up-to-date figure from the latest DfT guidance. A minimum of 1 mobility impaired space should be provided for smaller developments.

30.9 Parent and Child spaces should form a proportion of the overall mobility impaired standard at retail and leisure uses.

30.10 Covered, safe parking provision for mobility scooters should be made in new residential development where there is likely to be a high proportion of older or mobility impaired users.

Residential

30.11 Garages will not be counted towards parking provision unless suitable evidence is provided. A creative approach should be taken to residential parking design building in principles from 'Manual for Streets' (2007) or successor documents to ensure that layouts are not car dominated. Provision should be made in family housing for secure provision for at least 2 cycles.

Mixed-Use Developments

30.12 Provision should be based on the proportion of the different uses. The only exception to this would be where there are significantly different patterns of occupation by users (e.g. A school by day and leisure use in the evening in which case the standard for the use with the highest demand should be used.

Town Centre Uses

30.13 New parking provision proposals should be assessed against the overall supply and management of private and public on and off-street parking within the existing centre.

Outline Permissions - Uses not Specified

30.14 These will be considered on a case-by-case basis. Developers will be expected to provide a clear rationale for the number of spaces provided.

Design

30.15 The design of parking should be of a high quality, incorporating clear pedestrian routes and good signage. Larger car parks should incorporate design features to break up large areas of open space. Drainage should be sustainable whenever possible and incorporate oil traps to prevent damage to surface water systems.

Coaches and Taxis

30.16 Pick-up points for taxis should be provided at retail developments of over 2,500sqm and major leisure developments. Coach parking / drop off points should be provided as appropriate.

Operational Parking

30.17 Requirements for operational parking and servicing should be set out separately in any submitted transport assessment

Land Use	Standard	Accessibility Reduction
A1 Retail		
Food	1:14m ²	1:15 - 1:22m ²
Non-Food	1:20m ²	1:21 - 1:31m ²
A2 Financial / Professional		
	1:30m ²	1:31 - 1:48m ²
A3 Restaurants		
	1:5m ²	1:5 - 1.7.5m ²
A4 Drinking Premises		
	1:5m ²	1:5 - 1.7.5m ²
A5 Hot Food Takeaways		
	1:8m ²	1:8.5 - 1:12m ²
B1 Offices / Light Industry		
Offices	1:30m ²	1:31 - 1:48m ²
Call Centres	1:30m ²	1:31 - 1:48m ²
Research and Development	1:30m ²	1:31 - 1.48m ²
Light Industry	1:30m ²	1:31 - 1.48m ²
Business Parks	1:30m ²	1:31 - 1:48m ²
B2 General Industrial		
	1:45m ²	1:47 - 1:69m ²
B8 Storage and Distribution		
	1:100m ²	1:105 - 1:154m ²
C1 Hotels and Boarding Houses		
	1 per bedroom inc. Staff	N/A
C2 Residential Institutions		
Nursing Homes	1 per 5 bedrooms	N/A
Residential Training Centres	1 per bedroom	N/A
Hospitals	1 per bed plus 4 per Consulting Room	Via Travel Plan
C3 Residential		
Sheltered	1 per 3 bedrooms	N/A

Land Use	Standard	Accessibility Reduction
1 Bedroom	1 Space	Via Travel Plan
2 - 3 Bedrooms	2 Spaces	Via Travel Plan
4+ Bedrooms	3 Spaces	Via Travel Plan
D1 Non-Residential Institutions		
Medical and Health Centres	1 per 2 Staff plus 4 per Consultation Room	Via Travel Plan
Creches / Nursery / Day Centres	1 per Member of Staff plus drop off zone	Via Travel Plan
Higher and Further Education	1 per 2 Staff plus 1 per 10 students	Via Travel Plan
Primary and Secondary Schools	2 per classroom	Via Travel Plan
Sixth Forms	1 per 2 staff plus 1 per 10 students	Via Travel Plan
Training and Conference Centres	1:35m ²	1:37 - 1:54m ²
D2 Assembly and Leisure		
Cinemas / Theatres / Concert Halls	1 per 5 seats	1:5 - 1:8 seats
Other Leisure Buildings	1:22m ²	1:23 - 1:33m ²
Miscellaneous		
Motor Car Showrooms	1:50m ²	N/A
Petrol Filling Stations	1 Space plus relevant retail element with each pump counting as a parking space	N/A

Table 30.1 : Car Parking Standards for Lancaster District.

Accessibility Questionnaire

Location:.....

Application Reference:.....

Mode	Criteria	Variation	Possible Score	Actual Score
Walk	Quality of Provision for Pedestrians	<u>Good:</u> <ul style="list-style-type: none"> • Footways greater than 2m wide; • Choice of access points to the site for pedestrians enabling travel from the site in three or more directions; • All pedestrian routes well maintained, with high quality surfaces, provision of street furniture and good quality lighting. 	3	
		<u>Moderate:</u> <ul style="list-style-type: none"> • Footways defined (with kerbs) but of minimum 2m width; • At least two pedestrian accesses to the site giving access in different directions; • Footways maintained to a reasonable standard; • Street lighting present. 	2	
		<u>Poor:</u> <ul style="list-style-type: none"> • No footways adjacent to the site; • Pedestrians immediately on to an area where traffic has priority; • Access available at one point; • Little or no street lighting 	0	
Cycle	Quality of provision for cyclists	<u>Good:</u> <ul style="list-style-type: none"> • Cycle parking provided, including some which is sheltered and/or secure; • Dedicated facilities for cycles - including cycle lanes, advance stop lines within 100m from the site; • Good choice of access point to the site and excellent permeable giving route choices to, from and within the site; 	3	

Mode	Criteria	Variation	Possible Score	Actual Score
		<ul style="list-style-type: none"> Part or all of the site available to pedestrians and cyclists with traffic movements restricted; Design and maintenance of surrounding area to high standards, sympathetic to needs of cyclists. 		
		<p><u>Moderate:</u></p> <ul style="list-style-type: none"> Limited ability to park a bike; Shared space, but low traffic flows making this a satisfactory situation; Road surfaces of an adequate standard for cyclists; Some choices of accesses to the site - with reasonable permeability for cyclists giving at least two directions of access. 	2	
		<p><u>Poor:</u></p> <ul style="list-style-type: none"> No parking facilities for cyclists on the site; All space shared with vehicular traffic; Access on to a busy street / road where traffic dominates; Only one practical access point for cyclists; Restrictions on movement caused by one-way streets. 	0	
Bus	Walking Distance to nearest bus stop from main entrance to building	<100m	3	
		<400m	2	
		>400m	0	
	Quality of Bus Stop (if within 800m walking distance)	<p><u>Good:</u></p> <ul style="list-style-type: none"> Clearly marked stop with adequate space on footway; Raised kerbs to allow easier access to the bus; 	2	

Mode	Criteria	Variation	Possible Score	Actual Score
		<ul style="list-style-type: none"> • Clear written information or real time information available; • Shelter and seating available in waiting area; • Well lit; • Other security measures (e.g. CCTV). 		
		<u>Moderate:</u> <ul style="list-style-type: none"> • Clearly marked stop on footway providing adequate width; • Written information about services available; • Shelter and seating available; • Adequate lighting. 	1	
		<u>Poor:</u> <ul style="list-style-type: none"> • Positioned on footway of 2m width or less; • Marked only by pole and flag; • Little or no information about services; • No sheltered waiting facilities; • Environment affected by volumes of traffic; • Little or no street lighting. 	0	
	Bus Frequency of Principal Service from nearest Bus Stop (if within 800m walking distance)	15 mins or less	4	
		30 mins or less	2	
		60 mins or less	1	
		>60 mins	0	
	Distance to nearest bus station / major interchange	<200m	5	
		<400m	3	
		<800m	1	
		>800m	0	
	Number of Bus Services stopping	6 or more	5	

Mode	Criteria	Variation	Possible Score	Actual Score
	within 400m walking distance of main building entrance	2 to 5	3	
		1	1	
		0	0	
Train	Walking distance to nearest train station	<400m	4	
		<800m	3	
		<1,200m	2	
		>1,200m	0	
	Quality of nearest railway station (if within 1,200m walking distance of the site)	<u>Good:</u> <ul style="list-style-type: none"> • Extensive waiting areas on platforms, including enclosed and heated space; • Toilets; • Excellent information about services including real time information; • Ability to change platforms and make connecting trains to different destinations; • Ticket office / Ticket Machine; • Staff available at all times; • CCTV and other security measures to provide sense of personal security; • Retail facilities - refreshments and range of other shops; • Fully accessible with lifts and ramps; • Interchange to bus / taxi from immediate surroundings. 	3	
		<u>Moderate:</u> <ul style="list-style-type: none"> • Reasonable waiting areas on platforms and in enclosed spaces; • Toilets; • Good information about services including real time information; • Ticket office; 	2	

Mode	Criteria	Variation	Possible Score	Actual Score
		<ul style="list-style-type: none"> Staff available; Some refreshments / newsagent; Lifts Taxi rank outside. 		
		<p><u>Poor:</u></p> <ul style="list-style-type: none"> Limited waiting areas - not enclosed; No toilets; Information limited to timetable displays and recorded announcements; No facilities to purchase tickets; No staff present or only limited presence; Limited assistance for those with luggage or disabilities; No lifts - requirement to negotiate steps or stairs. 	0	
	Number of services per hour per direction (arrivals and departures) from nearest station (if within 1,200m walking distance of the site).	>10	5	
		5 to 10	3	
		3 to 4	2	
		1 to 2	1	
		0	0	

Table 30.2 : Accessibility Questionnaire

Notes:

1. Walking Distances are taken as the actual, 'on the ground', distances that people need to walk, taking account of footway and site layouts. These are not the direct 'crow fly' distances.
2. The questionnaire should be completed with information gathered through a site visit and not solely reliant on a desktop study of the site and surrounding area.
3. Smaller sites which have no main building entrance more than 50m walking distance from a pedestrian access to the site, the point from which the level of access is assessed should be the main building entrance closest to the centre of the site. For sites with main building entrances further than 50m walking distance from a pedestrian access, the site may need to be split into plots or individual land uses as part of the assessment.

4. The information used in the completion of the questionnaire should form part of the usual content of a Transport Assessment, therefore, adequate justification for the scoring should be clear within the document.
5. The completed questionnaire should be appended to the Transport Assessment.
6. On submission of the Transport Assessment, local highways authorities should undertake a review of the completed questionnaire and form an opinion of its accuracy.

31 Appendix D - Criteria for Housing Development for Rural Enterprise Workers

Background

31.1 The Council has successfully used Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas to determine the criteria for housing development for use by rural enterprise workers. In the absence of new guidance from central Government following the publication of the NPPF the Council will continue to use this criteria.

Permanent agricultural dwellings

31.2 New permanent dwellings will only be allowed where they support existing agricultural activities on well-established agricultural units, providing:

- (i) there is a clearly established existing functional need (see paragraph 31.2 below);
- (ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
- (iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 31.6 below);
- (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- (v) other planning requirements, such as access, or impact on the countryside, are satisfied.

31.3 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- (i) in case animals or agricultural processes require essential care at short notice;
- (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

31.4 Where there are particular concerns around possible abuse, the Council will investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.

31.5 The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.

31.6 If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.

31.7 New permanent dwellings cannot be justified on agricultural grounds unless the enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3.1(iii) above), the Council will adopt a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. The Council considers that some rural enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.

31.8 Agricultural dwellings should be of a size commensurate with the established functional requirement, but should not exceed 100m². Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, will not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.

31.9 Planning permissions may also be subject to conditions that remove specific permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house.

31.10 Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

Temporary agricultural dwellings

31.11 If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions), and that the enterprise has not simply been devised and located on the site with the intent of justifying a dwelling;
- (ii) functional need (see paragraph 31.2);
- (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- (v) other normal planning requirements, e.g. on siting and access, are satisfied.

31.12 If permission for temporary accommodation is granted, permission for a permanent dwelling will not be given unless the criteria in paragraph 31.1 above are met. After three years, if there is no planning justification for a permanent dwelling, then the temporary dwelling must be removed. Temporary permissions will not be granted in locations where they would not permit a permanent dwelling. Successive extensions to a temporary permission will not be granted over a period of more than three years.

Forestry dwellings

31.13 The Council will apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The Council also considers the other principles relating to agricultural dwellings to be equally relevant to forestry dwellings.

31.14 Conventional methods of forestry management can involve the use of a peripatetic workforce, therefore new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

Other occupational dwellings

31.15 There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. The Council will apply the same assessment to applications for such new occupational dwellings as is applied to applications for agricultural and forestry workers' dwellings.

Occupancy conditions

31.16 Where the need to provide accommodation to enable rural enterprise workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists.

Planning permission will therefore be subject to appropriate occupancy conditions. Occupancy conditions relating to a main farm building or equivalent will not be removed to allow the occupants to relocate to a new agricultural workers dwelling or equivalent.

31.17 Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.

Removal of occupancy conditions

31.18 The removal of an occupancy condition will only be permitted in exceptional circumstances providing:

- (i) The applicant can demonstrate there is no longer a long-term need for the dwelling on the particular enterprise on which the dwelling is located; and
- (ii) The applicant can demonstrate that the dwelling has been marketed at a price which takes account of the occupancy condition in both the local the agricultural press; on a minimum of two occasions; over a period of at least one year; at a realistic price or rent; and that no reasonable offer has been refused.

32 Appendix E - Purpose Built and Converted Student Accommodation

Background

32.1 This criteria has been prepared to ensure that standards of new student accommodation are high. This criteria relates to both purpose-built student accommodation and conversions to existing buildings to provide student accommodation.

Space Standards

32.2 Habitable rooms should be provided according to the following minimum space standards. Applicants should note that in order to accommodate all other requirements and to provide a circulation area which permits safe use these space standards should be increased accordingly.

32.3 Each bedroom/study should be for occupation by one person and must be at least 10 m² (108 sq. ft.). Where a separate living room is provided which is not a kitchen or a kitchen dining room, the room should be at least 6.5 m² (70 sq.ft.)

32.4 Common rooms should be provided in accordance with the following minimum floor areas:

Room	Size
Kitchen(s)	1.4 m2 (15 sq.ft.) per person
Dining room(s)	1.4 m2 (15 sq.ft.) per person
Combined kitchen/dining room(s)	2.3 m2 (25 sq.ft.) per person
Living room(s)	1.9 m2 (20 sq.ft.) per person [minimum area 9.3 m2 (100 sq.ft.)]
Combined living/dining room(s)	2.3 m2 (20 sq.ft.) per person
Combined kitchen/living room(s)	2.3 m2 (20 sq.ft.) per person

Table 32.1

Storage, Preparation and Cooking of Food

32.5 All self-contained units of accommodation should provide a suitably sized and located shared kitchen. The kitchen should have a suitable lay out and be suitably equipped to adequately enable those sharing the facilities to store, prepare and cook food. One shared kitchen facility must be available for every 5 occupants.

32.6 A shared kitchen should provide the following, which must be supplied in sufficient quantity for the number of people sharing the facility:

- A sink comprising at least a single fixed impervious bowl with a drainer, properly located within a base unit and provided with an adequate supply of hot and cold running water. Immediately adjacent surfaces must be non-porous and reasonably smooth to facilitate cleaning;
- A cooker with an oven, a grill and four rings. Microwave ovens are only satisfactory as supplementary cooking appliances;
- Electrical sockets;
- A fixed work surface for the preparation of food which is readily cleanable (as a guide, 1000 x 500mm per person);
- Adequate food stores or cupboards;
- A refrigerator with adequate freezer compartment (or separate freezer);
- Adequate cupboard/drawer space for crockery, pots and pans; and
- Appropriate extractor fans.

32.7 No shared kitchen facility should be more than one floor distant from the users of that facility, unless dining facilities are provided on the same floor or not more than one floor distance from the kitchen.

Washing and Toilet Facilities

32.8 All bathrooms should be suitably located and WC's provided at the rate of one separate WC for every five persons. All bathrooms should be situated not more than one floor distant from any of its users.

32.9 Each bathroom and WC compartment should provide privacy, be accessed from a common area, and address the following requirements:

- All bathrooms and WCs should be adequately heated and ventilated;
- A wash hand basin must be provided for each WC;
- All baths, showers and wash hand basins must be equipped with taps providing a constant and adequate supply of hot and cold water; and
- The wash hand basins should be of adequate size for normal personal hygiene purposes including personal washing, cleaning of teeth and shaving, unless in a WC separate from a bathroom then a small hand rinse basin will suffice.

32.10 Bathrooms should provide the following according to the number of people that will share them:

Number of people	Requirements
1-4	At least 1 bathroom (with shower) and 1 WC (may be combined).
5	Where reasonably practicable, 1 wash hand basin in each sleeping room, plus 1 bathroom with shower), and 1 separate WC with wash hand basin (WC can be contained within a second bathroom).
6-10	Where reasonably practicable, 1 wash hand basin required in each sleeping room, plus 2 bathrooms (both with showers), and 2 separate WCs with wash hand basins (one of the WCs can be contained within one of the bathrooms).
11-15	Where reasonably practicable, 1 wash hand basin required in each sleeping room plus 3 bathrooms (all with showers) and 3 separate WCs with wash hand basins (can be contained in 2 of the bathrooms).

Table 32.2

Furnishings and Fittings

32.11 Where furnishings and fittings are provided they should be of good standard and comply with current legislation. The following is suggested:

Living Room	Bedroom
3 piece suite or easy chairs for the number of occupants	Double or single bed with mattress
Curtains	Wardrobe
Carpet	Dressing table/chest of drawers
Small table/coffee table	Curtains
Dining table and chairs (unless provided elsewhere)	Carpet

Table 32.3

Natural and Artificial Lighting

32.12 All habitable rooms, including kitchens with dining/living space, should have an adequate level of natural lighting. This should be provided via a clear glazed window(s) and/or door(s). The glazed area should be equivalent to at least one-tenth of the floor area.

32.13 All habitable rooms including kitchens with dining/living space, should be at ground floor level or higher, and not at basement level.

32.14 All working kitchens, bathrooms and WC's should be provided with a window. Windows to bathrooms and WC's are to be glazed with obscure glass.

32.15 Adequate electric lighting is to be provided to all habitable rooms, staircases, landings, passages, kitchens, bathrooms and WC's. On stairways, landings, corridors or passageways two-way switches should be provided where necessary to illuminate the direction of travel.

32.16 Lighting to common staircases, landings, corridors or passageways may be controlled by time switches or other devices with a similar effect but these should be set to allow adequate time for traversing.

Ventilation

32.17 All habitable rooms, kitchens, bathrooms and WC's should have a minimum floor to ceiling height of 2.3m (7'6"). For rooms with a sloping ceiling (such as attics) there must be a minimum height of 2.3m over at least half the floor area.

32.18 All habitable rooms, including kitchens with dining/living space, should be adequately ventilated. This is to be done directly to the outside by a window(s). The window(s) should be capable of being opened to an adequate extent (normally defined as being an open area equivalent to one twentieth the floor area). Some part of the opening should be at least 1.75m (5'9") above the floor level.

32.19 All working kitchens, bathrooms and WC's should comply with the above requirements, or be fitted with mechanical ventilation providing a minimum of three air changes per hour operated from the lighting circuit of the room and having a 15 minute overrun.

32.20 Suitable and sufficient permanent ventilation should always be provided and maintained in any room in which there is a gas heating appliance.

Space Heating

32.21 Each habitable room should be provided with a fixed heating appliance (capable of heating the room to a temperature of 18 degrees centigrade when the outside temperature is 1 degree centigrade) under the direct control of the occupants. This provision should be efficient, safely designed and be so sited and guarded as to minimise the risks to health and safety. Where practicable roof spaces, storage tanks and pipework together with hot water cylinders should be insulated.

Power and Water Supply

32.22 Each habitable room and kitchen should be provided with an electrical power supply. Each living and dining room should have at least two 13 amp sockets, kitchens four sockets and other habitable rooms two sockets.

32.23 Each self-contained unit of accommodation should have an adequate piped supply of wholesome water. Cold water should normally be supplied direct from the rising main.

Drainage

32.24 The accommodation must be provided with an effective system, both above and below ground for the drainage of foul, waste and surface water.

Refuse Storage

32.25 Provision should be made for refuse storage containers located on a hard standing with suitable access. Where there is no external space, the provision should be made within the building. The number of refuse storage containers must be sufficient for the needs of the accommodation.

Health and Safety

32.26 All habitable rooms should be provided on the ground floor or higher.

32.27 Each self-contained unit should be provided within an environment that is safe and healthy for any potential occupier or visitor. The structure, associated outbuildings, gardens, yards, amenity space and means of access will be assessed using the Housing Health and Safety Rating System (HHSRS).

32.28 All utilities (water, gas and electricity) installations within the building should be safe, in a proper working order and tested in accordance with regulation.

Access and Security

32.29 All external doors and frames must be secure and fitted with five-lever mortise deadlocks and provided with a door chain or viewer. All locks on final exit doors should be openable from the inside without the use of a key.

32.30 All accessible windows shall be secure and fitted with window locks.

32.31 Access to each self-contained unit should be via 'a single front door' from any common area, and each unit should contain the standard amenities for the exclusive use of all occupants (although occupants within the same unit may share these amenities).

Means of Escape and Other Fire Precautions

32.32 The accommodation must comply with current Building regulations. Further information on standards can be found in *Lacors:Housing – Fire Safety: Guidance on Fire Safety Provisions for certain types of existing Housing*.

External Areas

32.33 All external areas within the curtilage of the accommodation should be kept in a neat and tidy condition at all times.